



FINANCE OFFICE

7 North Dixie Highway · Lake Worth, Florida 33460 · Phone: 561-586-1674

Addendum No. 1 RFP 15-207

PURCHASE OF CITY OF LAKE WORTH SURPLUS PROPERTIES

Each recipient of this Addendum No. 1 to the Request for Proposal (RFP) who responds to the RFP acknowledges all of the provisions set forth in the RFP and agrees to be bound by the terms thereof. This addendum shall modify, clarify, change or add information and clarification and become part of the above referenced RFP.

CLARIFICATION:

1. The prospective buyers, will sincerely respect the historical significance of the property and their expansion capabilities of the adjacent property which is the subject of this proposal for development.
A: This statement is not a question. Although, the expansion capabilities of the adjacent property and any proposed new construction on the vacant lots that are included in the RFP will be evaluated when the property owner submits a Certificate of Appropriateness (CoA) application with inputs from City staff and approval by the Historic Resource Preservation Board.
2. The prospective buyer recognizes that the development plan should address the long term needs of the City of Lake Worth to provide an asset that reflects the master plan for the neighborhood to instill an historic design that provides an asset to the community of Lake Worth. Based on the qualifications by category what would be the points awarded for being the adjacent land and building owner?
A: No. The evaluation of the proposals will be conducted in accordance with the following provisions. Scoring is based on a 100-point scale. The following guidelines will be used for the evaluations (with associated weighting). To be considered "Qualified", a Proposer must receive a minimum aggregate average of 70 points.

<u>Qualifications by Category</u>	<u>Points Awarded</u>
<i>Proposed purchase price of property</i>	<i>0 - 25 points</i>
<i>Proposed use of the property</i>	<i>0 - 25 points</i>
<i>The individual's or entity's proposed schedule for improvement</i>	<i>0 - 15 points</i>
<i>Financial ability to purchase and improve</i>	<i>0 - 20 points</i>
<i>Capability References</i>	<i>0 - 5 points</i>
<i>Owner occupied as primary residence (0-5 points)</i>	<i>0 - 5 points</i>
<i>Lake Worth property owner</i>	<i>0 - 5 points</i>
	<i>Total 100 points</i>

3. The buyer will be a committed fulltime resident of Lake Worth to further enhances their commitment to the neighborhood and its historical significance. The buyer's intent is not be a seasonal resident but a fulltime contributor to the community, not a snowbird. This will be their primary residence.

A: This statement is not a question. However, owner occupied as primary residence is an evaluation criteria. Those RFP responses submitted proposing owner occupied as primary residence can be awarded 0 – 5 points.

4. The buyer will work diligently with design review to ensure that the project will exceed all design requirements to ensure that the historical element is not only realized but exceeded in its respect for historical significance. **If the prospective buyers restore their adjacent residence to its original design, are there points awarded?**

A: No. The restoration of the adjacent residence is not an evaluation criteria. The evaluation of the proposals will be conducted in accordance with the following provisions. Scoring is based on a 100-point scale. The following guidelines will be used for the evaluations (with associated weighting). To be considered “Qualified”, a Proposer must receive a minimum aggregate average of 70 points.

<u>Qualifications by Category</u>	<u>Points Awarded</u>
<i>Proposed purchase price of property</i>	<i>0 - 25 points</i>
<i>Proposed use of the property</i>	<i>0 - 25 points</i>
<i>The individual's or entity's proposed schedule for improvement</i>	<i>0 - 15 points</i>
<i>Financial ability to purchase and improve</i>	<i>0 - 20 points</i>
<i>Capability References</i>	<i>0 - 5 points</i>
<i>Owner occupied as primary residence (0-5 points)</i>	<i>0 - 5 points</i>
<i>Lake Worth property owner</i>	<i>0 – 5 points</i>
	<i>Total 100 points</i>

5. The owner is making its best efforts to reassemble the adjacent subject property to ensure that future development is historic in its design and construction. **Since the prospective buyers have 100% equity in their adjacent home, would this contribute significantly to the points awarded for financial ability to purchase and improve?**

A: The ownership percentage or amount of equity in an adjacent property is not an evaluation criteria. However, existing Lake Worth property owners that respond to the RFP can be awarded 0 – 5 points. The evaluation of the proposals will be conducted in accordance with the following provisions. Scoring is based on a 100-point scale. The following guidelines will be used for the evaluations (with associated weighting). To be considered “Qualified”, a Proposer must receive a minimum aggregate average of 70 points.

<u>Qualifications by Category</u>	<u>Points Awarded</u>
<i>Proposed purchase price of property</i>	<i>0 - 25 points</i>
<i>Proposed use of the property</i>	<i>0 - 25 points</i>
<i>The individual's or entity's proposed schedule for improvement</i>	<i>0 - 15 points</i>
<i>Financial ability to purchase and improve</i>	<i>0 - 20 points</i>
<i>Capability References</i>	<i>0 - 5 points</i>
<i>Owner occupied as primary residence (0-5 points)</i>	<i>0 - 5 points</i>
<i>Lake Worth property owner</i>	<i>0 – 5 points</i>
	<i>Total 100 points</i>

6. If the buyer reassembles this property are there investment tax credits for the expansion and construction of new units: design compliment for the historical status?

*A: Assemblage of parcels is not an evaluation criteria of the RFP. Investment tax credit is not an evaluation criteria of the RFP. The City of Lake Worth has a tax exemption process that is not related to this RFP. Please review Code Section **Sec. 23.5-5. - Tax exemption for historic property** for additional information regarding the tax exemption for historic properties. None of the vacant parcels listed in the RFP would qualify for a tax exemption because there are no existing structures on any of the parcels listed in the RFP for which restoration, renovation or rehabilitation is to be made. The designs to be sited on the vacant parcels located within a historic district will be evaluated when the new property owner submits a new construction Certificate of Appropriateness (CoA) application with inputs from City staff and approval by the Historic Resource Preservation Board.*

Proposers must acknowledge receipt of this Addendum No. 1 in the space provided below. This Addendum forms an integral part of the RFP documents and therefore must be executed and submitted with your proposal.

Issued By: City of Lake Worth
Finance Office
October 26, 2015

Signed By: *Hirut Darge*
Hirut Darge
Purchasing Agent

PROPOSER/Company

Name: _____

Signed By: _____ Print Name: _____

Title: _____ Date: _____