



ADDENDUM #5

RFP# 2021-013

**DEVELOPMENT AND OPERATION OF SPORTS COMPLEX AND
ACADEMY, RECREATIONAL FACILITIES, MUNICIPAL OFFICE, AND
OTHER AMENITIES (“Galleon/TIES”)**

DATE: 12/3/21

ZOOM BID OPENING DUE DATE 12/9/21, NO LATER THAN 2:00 p.m. EASTERN TIME

A. The purpose of this addendum is to answer questions submitted by the vendors by the 4 p.m. Question submittal deadline.

Question 1: Does the Respondent have to be a Florida-certified and licensed entity? Can the foreign entity form a Florida entity upon being awarded the project so long as they have the experience and qualifications to develop and operate a sports program?

Answer 1: **Not subject in order to Bid, but necessary in order to be awarded the contract. Under certain conditions, a subcontractor of the Proposer may be able to meet these requirements.**

Question 2: Does the \$12,000 used to defray costs of a referendum form part of the \$75,000 for the Proposal Guarantee?

Answer 2: **Should the Village not require an additional Proposal Guarantee and there are monies remaining from the \$75,000, they may be applied towards the Section 2.5 Developer/Operator’s Responsibilities. Per Section 1.6, the Proposal Guarantee will be utilized by the Village to cover all costs undertaken by the Village in preparation, issuance, and processing of this RFP, including any costs associated with the review of the RFP submissions and any other costs undertaken by the Village in connection with this RFP. The referendum costs of \$12,000* are found in Section 2.5 (1).**

***Please note that the referendum costs may not be necessary and will depend on the nature of the project/proposal.**

Question 3: The Proposed Guarantee may take more than 2 days to wire as banks may take 3-5 days in processing the transfer. Can the period be expanded?

Answer 3: **The proposed guarantee must be wired within 2 days. However, if the processing date falls outside of the required timeframe, proof of the wire date will be required.**

Question 4: If the respondent is foreign, can the permanent place of business be in the foreign country?

Answer 4: **Yes**

Question 5: If the respondent is foreign, can the insurance, license and certification be of the foreign country and province where located? What licenses does the Village require to operate a sports academy?

Answer 5: **No, please see Tab K. Please check with the State of Florida to determine which licenses are required to operate a sports academy.**

Question 6: Under exceptions to the specifications, can we include that we are a foreign organization, the FL entity will be formed upon award of the project that insurance will be provided upon award of the project, that this is not a LEEDS project, etc.?



Answer 6: It is not a condition of the bid for the proposer to be registered as company having the right to conduct business in the State of Florida, nor must proof of insurance be provided to the Village at the time of submission. These requirements must be met in order for the Village to enter into a contract with a Proposer.

Question 7: The requirements of the Code Enforcement office, police headquarters, multi-purpose room etc. is only to provide the space and does not necessarily require funding by the Respondent, correct? As to the police headquarters, the total 7,803 sq. ft. includes the training classroom, processing cell and vehicular sally port or should it be deducted?

Answer 7: The Training Classroom, Processing Cell, and Vehicular Sally Port are not a part of this project.

Question 8: Provide a copy of Proposer's quality control procedures for previous Projects and identify the quality control procedures and mechanisms that will be implemented for the proposed development. Not clear, is it relating to construction or operations.

Answer 8: It is related to construction.

Question 9: Would Impact Fees apply to this project?

Answer 9: Yes, local impact fees would be assessed to the private usage. There are 4 different applicable code sections that discuss Impact Fees; Sec. 39.05(Police), Sec. 51.11 (Water), Sec. 52.18 (Sewer), Sec. 151.100 (Parks and Recreation). Please see Exhibit A for the NBV Impact Fee Tables.

Question 10: Please clarify 2.4.1 (I), (J)(1),(4)-(7). This would have to be purely estimates as it is impossible to provide otherwise. Is this applicable to this type project?

Answer 10: Yes, this is applicable to this project and estimates should be based on your proposal.

Question 11: Is 2.4.1 (L) applicable to this project where a large portion is purely development of fields and courts?

Answer 11: Yes, this is applicable to this project.

Question 12: Is 2.4.1 (M) applicable to this project?

Answer 12: Yes, this is applicable to this project.

Question 13: With regard to 2.5:
a. Section 5, what fees would apply?
b. Section 6, there are no off-site public improvements except for the dog park and landscaping.
c. Section 7, there is no alteration, relocation and/or upgrading of utilities.
d. Section 8, can only apply to the relocation of the police headquarters with certain limitations, the kids park, and public works.
e. Section 10., what fees and costs would arise that will require respondent to pay for County employees

Answer 13: Per the RFP the Developer/Operator shall be responsible for all aspects related to and payment of all expenses associated with planning, construction, maintenance, and operation of the proposed development and the Galleon Street Site including but not limited to all of the items mention in Section 2.5 and as mentioned above in Question 13.

Question 14: Can the requirement under Tab D (1) requiring 5 years of continuous operations be in a foreign country?

Answer 14: Yes

Question 15: Can the relevant business licenses, occupational license and Florida registration be provided upon



being awarded the project?

Answer 15: Yes, not subject in order to Bid, but necessary in order to be awarded the contract.

Question 16: Can the requirement under Tab D (4) be from a foreign country?

Answer 16: Yes, please provide list of similar work.

Question 17: Is Tab D (8) applicable to this project?

Answer 17: Yes, this is applicable to the project. Please respond the best you can.

Question 18: Can the requirement under Tab D (9) be from a foreign country?

Answer 18: Yes, foreign countries must complete this requirement.

Question 19: Under Tab E (4) is this applicable to the RFP in question? If so, can it be provided upon being awarded the project?

Answer 19: Yes, this is applicable to the project.

Question 20: Under Tab K, can the insurance requirement arise upon being awarded the project but prior to or simultaneous with the execution of a definitive agreement with NBV?

Answer 20: Please see Tab K, the successful respondent, must submit, prior to signing contract, a certificate of insurance naming the Village as an additional insured and meet all of insurance requirements as specified in the RFP.

Question 21: Can you please provide the Pre-Bid conference attendance sheet?

Answer: Please see Exhibit B

All other terms and conditions of this RFP remain unchanged.

This Addendum shall be considered an integral part of the RFP and Contract Documents and this Addendum must be signed and returned with your submittal **by 2:00 p.m. on December 9, 2021**, and acknowledged on Form 5 Designated in Section 4. Failure to comply may result in disqualification of your bid submittal.

Angela C. Atkinson

Angela C. Atkinson
Chief Financial Officer

Acknowledgement is hereby made of Addendum #5 to RFP# 2021-013 DEVELOPMENT AND OPERATION OF SPORTS COMPLEX AND ACADEMY, RECREATIONAL FACILITIES, MUNICIPAL OFFICE, AND OTHER AMENITIES ("Galleon/TIES").

Authorized Signature

Firm

Printed, Title

Date

Email Address

North Bay Village Impact Fee Schedule, 2012-2036



EXHIBIT A

Wastewater ERC Impact Fee for Improvements of Existing Line(s)				
Year	Impact Fee Per ERC	7.5% Admin Fee	Total	25% of Total*
2012	606.81	45.51	652.32	163.08
2013	631.08	47.33	678.41	169.60
2014	656.33	49.22	705.55	176.39
2015	682.58	51.19	733.77	183.44
2016	709.88	53.24	763.12	190.78
2017	738.28	55.37	793.65	198.41
2018	767.81	57.59	825.39	206.35
2019	798.52	59.89	858.41	214.60
2020	830.46	62.28	892.75	223.19
2021	863.68	64.78	928.46	232.11
2022	898.23	67.37	965.59	241.40
2023	934.16	70.06	1004.22	251.05
2024	971.52	72.86	1044.39	261.10
2025	1010.38	75.78	1086.16	271.54
2026	1050.80	78.81	1129.61	282.40
2027	1092.83	81.96	1174.79	293.70
2028	1136.54	85.24	1221.78	305.45
2029	1182.01	88.65	1270.66	317.66
2030	1229.29	92.20	1321.48	330.37
2031	1278.46	95.88	1374.34	343.59
2032	1329.60	99.72	1429.32	357.33
2033	1382.78	103.71	1486.49	371.62
2034	1438.09	107.86	1545.95	386.49
2035	1495.61	112.17	1607.79	401.95
2036	1555.44	116.66	1672.10	418.02
*25% due at time of plat approval				
Consult ERC Use Table to determine ultimate fees.				



Wastewater ERC Impact Fee for Replacement of Existing Line(s)				
Year	Impact Fee Per ERC	7.5% Admin Fee	Total	25% of Total*
2012	910.22	68.27	978.49	244.62
2013	946.63	71.00	1017.63	254.41
2014	984.49	73.84	1058.33	264.58
2015	1023.87	76.79	1100.66	275.17
2016	1064.83	79.86	1144.69	286.17
2017	1107.42	83.06	1190.48	297.62
2018	1151.72	86.38	1238.10	309.52
2019	1197.79	89.83	1287.62	321.91
2020	1245.70	93.43	1339.13	334.78
2021	1295.53	97.16	1392.69	348.17
2022	1347.35	101.05	1448.40	362.10
2023	1401.24	105.09	1506.34	376.58
2024	1457.29	109.30	1566.59	391.65
2025	1515.58	113.67	1629.25	407.31
2026	1576.21	118.22	1694.42	423.61
2027	1639.25	122.94	1762.20	440.55
2028	1704.82	127.86	1832.69	458.17
2029	1773.02	132.98	1905.99	476.50
2030	1843.94	138.30	1982.23	495.56
2031	1917.70	143.83	2061.52	515.38
2032	1994.40	149.58	2143.98	536.00
2033	2074.18	155.56	2229.74	557.44
2034	2157.15	161.79	2318.93	579.73
2035	2243.43	168.26	2411.69	602.92
2036	2333.17	174.99	2508.16	627.04
*25% due at time of plat approval				
Consult ERC Use Table to determine ultimate fees.				



Sewer Impact Fee Schedule of Equivalent Residential Connection Rates for Various Uses	
Type of Building Usage	Average Design Flow (in ERC's)
Apartments	2.00 ERC/unit
Assembly and banquet halls	1 ERC/4 seats
Bars and cocktail lounges	1 ERC/14 seats
Beauty shops	0.49 ERC/14 seats
Boats (live-aboard)	0.57 ERC/slip
Churches	1 ERC/117 seats
Coin Laundry	0.64 ERC/machine
Day school (student and staff)	1 ERC/35 persons
Duplex	5 ERC/unit
Gas station	1.29 ERC
Hotels and motels	2.00 ERC/room
Movie theaters and auditoriums	1 ERC/117 seats
Nursing homes	0.43 ERC/bed
Office building	1 ERC/3,500 square feet (1 ERC minimum)
Restaurants	1 ERC/7 seats
Fast food restaurants	1 ERC/10 seats
Take out restaurants	1 ERC/700 square feet (1 ERC minimum)
Single-family residence	2.50 ERC/unit
Shopping center	1 ERC/3,500 square feet
Stores (without kitchens)	1 ERC/7,000 square feet
Townhouses	2.49 ERC/unit

Warehouse	0.14 ERC + 1 ERC/35,000 square feet
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Water - Impact Fees by Meter Size				
Meter Size (inches)	Water Impact Fee	7.5% Admin Fee	Total	25% of Total*
0.625	163.00	12.23	175.23	43.81
0.75	242.00	18.15	260.15	65.04
1	405.00	30.38	435.38	108.84
1.5	814.00	61.05	875.05	218.76
2	1302.00	97.65	1399.65	349.91
3	2604.00	195.30	2799.30	699.83
4	4069.00	305.18	4374.18	1093.54
6	8138.00	610.35	8748.35	2187.09
8	13020.00	976.50	13996.50	3499.13
*25% due at time of plat approval				



Parks and Recreation - Impact Fees						
District	Detached Single Family		Attached Single Family		Multi-Family & Hotel	
Fee Type	Park Open Space Fee	Park Improvement Per Unit Fee	Park Open Space Per Unit Fee	Park Improvement Per Unit Fee	Park Open Space Per Unit Fee	Park Improvement Per Unit Fee
Impact Fee	851.00	1041.00	721.00	903.00	851.00	1041.00
7.5% Admin Fee	63.83	78.08	54.08	67.73	63.83	78.08
Total	914.83	1119.08	775.08	970.73	914.83	1119.08



Police - Detached Single-Family Per Unit Impact Fee				
Year	Impact Fee	7.5% Admin Fee	Total	25% of Total*
2008	570.00	42.75	612.75	153.19
2009	592.80	44.46	637.26	159.32
2010	616.51	46.24	662.75	165.69
2011	641.17	48.09	689.26	172.32
2012	666.82	50.01	716.83	179.21
2013	693.49	52.01	745.50	186.38
2014	721.23	54.09	775.32	193.83
2015	750.08	56.26	806.34	201.58
2016	780.08	58.51	838.59	209.65
2017	811.29	60.85	872.13	218.03
2018	843.74	63.28	907.02	226.75
2019	877.49	65.81	943.30	235.83
2020	912.59	68.44	981.03	245.26
2021	949.09	71.18	1020.27	255.07
2022	987.06	74.03	1061.08	265.27
2023	1026.54	76.99	1103.53	275.88
2024	1067.60	80.07	1147.67	286.92
2025	1110.30	83.27	1193.58	298.39
2026	1154.72	86.60	1241.32	310.33
2027	1200.90	90.07	1290.97	322.74
2028	1248.94	93.67	1342.61	335.65
2029	1298.90	97.42	1396.32	349.08
2030	1350.85	101.31	1452.17	363.04
*25% due at time of plat approval				



Police - Multi-Family Per Unit Impact Fee				
Year	Impact Fee	7.5% Admin Fee	Total	25% of Total*
2008	429.00	32.18	461.18	115.29
2009	446.16	33.46	479.62	119.91
2010	464.01	34.80	498.81	124.70
2011	482.57	36.19	518.76	129.69
2012	501.87	37.64	539.51	134.88
2013	521.94	39.15	561.09	140.27
2014	542.82	40.71	583.53	145.88
2015	564.53	42.34	606.87	151.72
2016	587.12	44.03	631.15	157.79
2017	610.60	45.80	656.40	164.10
2018	635.02	47.63	682.65	170.66
2019	660.43	49.53	709.96	177.49
2020	686.84	51.51	738.36	184.59
2021	714.32	53.57	767.89	191.97
2022	742.89	55.72	798.61	199.65
2023	772.60	57.95	830.55	207.64
2024	803.51	60.26	863.77	215.94
2025	835.65	62.67	898.32	224.58
2026	869.08	65.18	934.26	233.56
2027	903.84	67.79	971.63	242.91
2028	939.99	70.50	1010.49	252.62
2029	977.59	73.32	1050.91	262.73
2030	1016.70	76.25	1092.95	273.24
*25% due at time of plat approval				



Police - Hotel/Motel Per Unit Impact Fee				
Year	Impact Fee	7.5% Admin Fee	Total	25% of Total*
2008	286.00	21.45	307.45	76.86
2009	297.44	22.31	319.75	79.94
2010	309.34	23.20	332.54	83.13
2011	321.71	24.13	345.84	86.46
2012	334.58	25.09	359.67	89.92
2013	347.96	26.10	374.06	93.51
2014	361.88	27.14	389.02	97.26
2015	376.36	28.23	404.58	101.15
2016	391.41	29.36	420.77	105.19
2017	407.07	30.53	437.60	109.40
2018	423.35	31.75	455.10	113.78
2019	440.28	33.02	473.31	118.33
2020	457.90	34.34	492.24	123.06
2021	476.21	35.72	511.93	127.98
2022	495.26	37.14	532.40	133.10
2023	515.07	38.63	553.70	138.43
2024	535.67	40.18	575.85	143.96
2025	557.10	41.78	598.88	149.72
2026	579.38	43.45	622.84	155.71
2027	602.56	45.19	647.75	161.94
2028	626.66	47.00	673.66	168.42
2029	651.73	48.88	700.61	175.15
2030	677.80	50.83	728.63	182.16
*25% due at time of plat approval				



Police - Retail/Commercial Per 1,000 Sq Ft Impact Fee				
Year	Impact Fee	7.5% Admin Fee	Total	25% of Total*
2008	696.00	52.20	748.20	800.40
2009	723.84	54.29	778.13	832.42
2010	752.79	56.46	809.25	865.71
2011	782.91	58.72	841.62	900.34
2012	814.22	61.07	875.29	936.35
2013	846.79	63.51	910.30	973.81
2014	880.66	66.05	946.71	1012.76
2015	915.89	68.69	984.58	1053.27
2016	952.52	71.44	1023.96	1095.40
2017	990.63	74.30	1064.92	1139.22
2018	1030.25	77.27	1107.52	1184.79
2019	1071.46	80.36	1151.82	1232.18
2020	1114.32	83.57	1197.89	1281.47
2021	1158.89	86.92	1245.81	1332.72
2022	1205.25	90.39	1295.64	1386.03
2023	1253.46	94.01	1347.47	1441.48
2024	1303.59	97.77	1401.36	1499.13
2025	1355.74	101.68	1457.42	1559.10
2026	1409.97	105.75	1515.72	1621.46
2027	1466.37	109.98	1576.34	1686.32
2028	1525.02	114.38	1639.40	1753.77
2029	1586.02	118.95	1704.97	1823.93
2030	1649.46	123.71	1773.17	1896.88
*25% due at time of plat approval				



Police - Office/Institutional Per 1,000 Sq Ft Impact Fee				
Year	Impact Fee	7.5% Admin Fee	Total	25% of Total*
2008	279.00	20.93	299.93	74.98
2009	290.16	21.76	311.92	77.98
2010	301.77	22.63	324.40	81.10
2011	313.84	23.54	337.37	84.34
2012	326.39	24.48	350.87	87.72
2013	339.45	25.46	364.90	91.23
2014	353.02	26.48	379.50	94.88
2015	367.14	27.54	394.68	98.67
2016	381.83	28.64	410.47	102.62
2017	397.10	29.78	426.89	106.72
2018	412.99	30.97	443.96	110.99
2019	429.51	32.21	461.72	115.43
2020	446.69	33.50	480.19	120.05
2021	464.56	34.84	499.40	124.85
2022	483.14	36.24	519.37	129.84
2023	502.46	37.68	540.15	135.04
2024	522.56	39.19	561.75	140.44
2025	543.46	40.76	584.22	146.06
2026	565.20	42.39	607.59	151.90
2027	587.81	44.09	631.90	157.97
2028	611.32	45.85	657.17	164.29
2029	635.78	47.68	683.46	170.86
2030	661.21	49.59	710.80	177.70
*25% due at time of plat approval				



Police - Industrial Per 1,000 Sq Ft Impact Fee				
Year	Impact Fee	7.5% Admin Fee	Total	25% of Total*
2008	167.00	12.53	179.53	44.88
2009	173.68	13.03	186.71	46.68
2010	180.63	13.55	194.17	48.54
2011	187.85	14.09	201.94	50.49
2012	195.37	14.65	210.02	52.50
2013	203.18	15.24	218.42	54.60
2014	211.31	15.85	227.16	56.79
2015	219.76	16.48	236.24	59.06
2016	228.55	17.14	245.69	61.42
2017	237.69	17.83	255.52	63.88
2018	247.20	18.54	265.74	66.44
2019	257.09	19.28	276.37	69.09
2020	267.37	20.05	287.43	71.86
2021	278.07	20.86	298.92	74.73
2022	289.19	21.69	310.88	77.72
2023	300.76	22.56	323.31	80.83
2024	312.79	23.46	336.25	84.06
2025	325.30	24.40	349.70	87.42
2026	338.31	25.37	363.68	90.92
2027	351.84	26.39	378.23	94.56
2028	365.92	27.44	393.36	98.34
2029	380.55	28.54	409.10	102.27
2030	395.78	29.68	425.46	106.36
*25% due at time of plat approval				



Police - Warehouse Per 1,000 Sq Ft Use Impact Fee				
Year	Impact Fee	7.5% Admin Fee	Total	25% of Total*
2008	105.00	7.88	112.88	28.22
2009	109.20	8.19	117.39	29.35
2010	113.57	8.52	122.09	30.52
2011	118.11	8.86	126.97	31.74
2012	122.84	9.21	132.05	33.01
2013	127.75	9.58	137.33	34.33
2014	132.86	9.96	142.82	35.71
2015	138.17	10.36	148.54	37.13
2016	143.70	10.78	154.48	38.62
2017	149.45	11.21	160.66	40.16
2018	155.43	11.66	167.08	41.77
2019	161.64	12.12	173.77	43.44
2020	168.11	12.61	180.72	45.18
2021	174.83	13.11	187.95	46.99
2022	181.83	13.64	195.46	48.87
2023	189.10	14.18	203.28	50.82
2024	196.66	14.75	211.41	52.85
2025	204.53	15.34	219.87	54.97
2026	212.71	15.95	228.66	57.17
2027	221.22	16.59	237.81	59.45
2028	230.07	17.26	247.32	61.83
2029	239.27	17.95	257.22	64.30
2030	248.84	18.66	267.50	66.88
*25% due at time of plat approval				



EXHIBIT B

RFP# 2021-013

**DEVELOPMENT AND OPERATION OF SPORTS COMPLEX AND
ACADEMY, RECREATIONAL FACILITIES, MUNICIPAL OFFICE, AND
OTHER AMENITIES (“Galleon/TIES”)**

NON-MANDATORY PRE-BID CONFERENCE, 11/29/21 AT 2 P.M. EASTERN TIME

ZOOM ATTENDANCE LOG

Name as Listed on Zoom
Fabian Pal - AFA
Amanda Wiegman – WJ Architects
BEA Marketing Team
Katherine Mas
Dr. Ralph Rosado – Village Manager
Angela Atkinson – Village CFO
Annabelle Rodriguez – Village A/P