



## ADDENDUM NO. 3

Date: October 30, 2017

Bid Date: November 10, 2017  
at 3:00 P.M. (Local Time)

Bid Name Mixed Use Development of Lot#10

Bid No.: ECOD-180036-GD

NOTE: This Addendum has been issued only to the holders of record of the specifications and to the attendees of the mandatory pre-bid conference held on October 10, 2017.

The original Specifications remain in full force and effect except as revised by the following changes which shall take precedence over anything to the contrary:

1. Any questions shall be submitted in writing to the City of Gainesville Purchasing Division by 3:00 p.m. (local time), October 24, 2017. Questions may be submitted as follows:  
Email: [dykemangb@cityofgainesville.org](mailto:dykemangb@cityofgainesville.org)  
or  
Faxed (352) 334-3163  
Attention: Gayle Dykeman
2. Please find attached:
  - a) Copy of the blackout period information (Financial Procedures Manual Section 41-423 Prohibition of lobbying in procurement matters) distributed during mandatory pre-bid meeting.

The following are answers/clarifications to questions received at the mandatory pre-bid conference or in writing following the pre-bid conference:

3. Question: How many parking spaces are available? (In the SW Garage)  
Answer: Please see below for detail.
4. Question: Is Lot 13 available?  
Answer: Any City lot may be purchased or contracted for parking with the City through a license agreement. The city will not manage the use once an agreement is issued.
5. Question: Are parking spaces in Parking License Agreements between the City and Entities assignable to third parties?  
Answer: If this is what is negotiated with the city through the agreement process.
6. Question: Parking Lot 13 – What is the capacity of Lot#13?  
Answer: 39 spaces plus 2 ADA spaces

7. Question: Parking Lot 13 – How many long-term monthly spots are available?  
Answer: Lot 13 is a metered only parking lot, there are no permits issued
8. Question: Parking Lot 13 – What will be the monthly charge for long-term monthly spaces for say 20 or more spaces?  
Answer: Depends on what is negotiated through a license agreement.
9. Question: Parking Lot 13 – What kind of arrangement is available for evening hours valet parking? Approximately how many spaces are available for valet parking? What would be the cost?  
Answer: Lot 13 is free at night since it is a metered lot; the valet currently uses Lot 10 as their valet lot until developed. You will have to contract with valet services directly.
10. Question: Parking – SW Parking Garage – How many parking spaces are currently available in the garage for long term rental? What will be the monthly charges (assume 12-month agreements with annual renewal options) for 50 or more spaces? Are even longer term arrangements available, like 10 or 20 years with renewal options?  
Answer: There are a total of 855 spaces with contractual obligation to 696. The bond council will have to be consulted before further obligations.
11. Question: Parking – SW Parking Garage – What would be the approximate locations of spaces in the garage?  
Answer: Spaces are available that are not reserved which currently are on the 4<sup>th</sup> and 5<sup>th</sup> decks.
12. Question: Parking – SW Parking Garage – What kind of arrangement is available for evening hours valet parking? Approximately how many spaces are available for valet parking? What would be the cost?  
Answer: we do not provide valet services in the parking garage. The valet contract currently uses City Lot 10.
13. Question: Parking – SW Parking Garage – Will the city allow the owner of Lot #10 to connect (at its expense) a bridge to the garage under similar arrangement defined in The Palms parking agreement?  
Answer: That is a negotiable item with the City.
14. Question: Will the city consider providing 10- year tax abatement?  
Answer: The City currently does not offer property tax abatement as an economic development incentive. In order to do so, the State statutes require a public referendum to be held on the issue.
15. Question: Will Gainesville's CRA consider funding any portion of the Lot #10 project cost? If so, what would be the approximate minimum and maximum amounts, or if more appropriate please supply a formula?  
Answer: When Gainesville CRA is considering potential tax increment participation, staff and its boards would be interested in understanding what is required by code for the subject project and what is the Developer willing to implement above and beyond what's required that compliments the redevelopment districts' goals and objectives per the Downtown Redevelopment Plan (attached).

(i.e. enhanced bicycle facilities, enhanced lighting/street furniture or hardscaping/landscaping elements, creative storm water solutions, affordable housing, enhanced public spaces, etc.)

ACKNOWLEDGMENT: Each Proposer shall acknowledge receipt of this Addendum No. 3 by his or her signature below, **and a copy of this Addendum to be returned with proposal.**

CERTIFICATION BY PROPOSER

The undersigned acknowledges receipt of this Addendum No. 3 and the Proposal submitted is in accordance with information, instructions, and stipulations set forth herein.

PROPOSER: \_\_\_\_\_

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

CITY OF \_\_\_\_\_ FINANCIAL SERVICES  
GAINESVILLE PROCEDURES MANUAL

**41-423      Prohibition of lobbying in procurement matters**

Except as expressly set forth in Resolution 060732, Section 10, during the black out period as defined herein no person may lobby, on behalf of a competing party in a particular procurement process, City Officials or employees except the purchasing division, the purchasing designated staff contact. Violation of this provision shall result in disqualification of the party on whose behalf the lobbying occurred.

Black out period means the period between the issue date which allows for immediate submittals to the City of Gainesville Purchasing Department for an invitation for bid or the request for proposal, or qualifications, or information, or the invitation to negotiate, as applicable, and the time the City Officials and Employee awards the contract.

Lobbying means when any natural person for compensation, seeks to influence the governmental decision making, to encourage the passage, defeat, or modification of any proposal, recommendation or decision by City Officials and Employees, except as authorized by procurement documents.