

Port Real Estate Appraisal Services RFQ 04-2023
Port of Palm Beach District
1 E. 11th Street, Suite 600
Riviera Beach, FL 33404

ADDENDUM NO. 1

DATE: May 25, 2023

PREPARED BY: Port of Palm Beach District
One East 11th Street, Suite 600
Riviera Beach, Florida 33404

GENERAL:

- A. This Addendum modifies, changes from or adds to the Request for Qualifications dated May 5, 2023 and shall become a part of the Qualification/Proposal Documents.
- B. Respondents shall acknowledge receipt of this Addendum with their submittal. **Failure to do so may deem the Proposal non-responsive.**

ADDENDUM ITEMS:

QUESTION (submitted via email 5/8/23 at 2:12 p.m.)

Question: “With regard to the above referenced RFQ, the Project Scope of Work states that the Offeror “shall show participation in the Minority/Women Business Enterprise.” Can you please clarify this? Does this mean the Offeror must have a Minority or Women-Owned Business Enterprise certification in order to bid on this assignment and/or be awarded the RFQ?”

Response: The District has an overall goal to provide 12% M/WBE participation in professional services. Describe your approach to help the District achieve its M/WBE goal. All bids are welcome, however note this is one of the scoring criteria’s worth 15 points.

REMINDER:

Questions are due by **May 24th at 5 p.m.** and Responses to Questions are due by May 26th at 5 p.m.

QUESTIONS (submitted via email 5/23/23 at 2:52 p.m.)

Question 1: “How many individual ground leases are in place?”

Response: There a total of twenty-four leases in place including leases with land only, land and structure, warehouse only, warehouse and office, and office only.

Question 2: “How many third-party warehouse leases are in place?”

Response: There are a total of five warehouses leases in place (one is partially leased)

Question 3: “In the six-story office building how many third-party leases are in place?”

Response: There are four leases in place in the sixth story office building

Question 4: “Are there any recent environmental reports available for review, which have been completed with the past two years?”

Response: No

Question 5: “Are there any recent property condition reports available for review, which have been completed with the past two years?”

Response: No

Question 6: “How much capital expenditures are planned on improvements for 2023 and 2024?”

Response: See supplemental attachments - Port’s Adopted Renewal & Replacement (R&R) and Capital Improvement Budgets.

Question 7: “Verifying delivery date of proposal as it noted June 6th 2023 a number of times, but does say May 31st once, which is the correct date?”

Response: The proposals are due by Tuesday, June 6, 2023.

Question 8: “Question on the minimum annual guarantee. Is this with regard to minimum base rent?”

Response: The minimum annual guarantees are typically structured to be tonnage by commodity base. However, it is important to also include rent in the overall valuation when determining if an agreement is a viable option.

Question 9: “Question with regard to economic impact for jobs. What is the port specifically looking for, an economic impact study on job growth / effects of more jobs from the port?”

Response: The Appraisal Services contract will be tasked order driven and task order scope of work may require overall economic evaluation of specific tenant lease/operation and/or overall Port economic impact on the community, district, county, and region as it relates to direct and indirect jobs and commerce valuation.

ACKNOWLEDGE RECEIPT.

Respondent acknowledges the receipt of Addendum number(s):

1. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 2023.

NAME OF THE RESPONDENT: _____

ADDRESS OF THE RESPONDENT: _____

EMAIL ADDRESS: _____

PHONE NO.: _____

BY: _____

TITLE: _____

END OF ADDENDUM NO. 1