

MIAMI BEACH

Request for Proposals (RFP)

2023-115-KB

Redevelopment of the City-Owned Property Located at 1940 Park Avenue (The Barclay)

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SECTION 0100

INSTRUCTIONS TO PROPOSERS

1. GENERAL. This Request for Proposals (RFP) is issued by the City of Miami Beach, Florida (the "City"), as the means for prospective Bidders to submit their qualifications, proposed scopes of work and revenue proposals (the "proposal") to the City for the City's consideration as an option in achieving the required scope of services and requirements as noted herein. All documents released in connection with this solicitation, including all appendixes and addenda, whether included herein or released under separate cover, comprise the solicitation, and are complementary to one another and together establish the complete terms, conditions and obligations of the Bidders and, subsequently, the successful Bidder(s) (the "contractor[s]") if this RFP results in an award.

The City utilizes Periscope S2G (formally known as BidSync) (www.periscopeholdings.com or www.bidsync.com) for automatic notification of competitive solicitation opportunities and document fulfillment, including the issuance of any addendum to this RFP. Any prospective Bidder who has received this RFP by any means other than through Periscope S2G must register immediately with Periscope S2G to assure it receives any addendum issued to this RFP. Failure to receive an addendum may result in disqualification of proposal submitted.

Pursuant to Section 2-312 of the City Code, the following words, when used in this RFP, shall have the meanings ascribed to them, except where the context clearly indicates a different meaning:

The terms *Bidder*, *Proposer*, *Prime Proposer*, *Firm*, *Consultant*, *Developer* and *Team* may be used interchangeably throughout this RFP and shall refer to any individual or firm that submits a bid or proposal and, if awarded the RFP, that will contract with the City for the development of a hotel or a multi-family residential complex, to including possible auxiliary uses of office space (e.g. general office space, tech hub) and/ or educational use at The Barclay.

Bid means an offer or proposal submitted by a bidder in response to any formal bid or solicitation. The terms *Bid* and *Proposal* may be used interchangeably throughout this RFP.

2. BACKGROUND AND PURPOSE.

The City is interested in receiving proposals for the redevelopment of the Barclay Plaza Apartments, located at 1940 Park Avenue. Accordingly, the City is seeking a development partner with proven experience in developing similar facilities or projects and the financial and professional qualifications to deliver a high-quality, economically feasible project(s).

The Barclay property sits on a City-owned lot that is 170 feet wide, with varying depths from 143 feet to 213 feet, for a total of 26,250 SF. The property includes an L-shaped 3-story building occupying 41% of the Site. The Site is bounded by Park Avenue on the east and Washington Avenue on the west. The Barclay has sixty-six (66) efficiency units, each with a bathroom, closet, and a small kitchen, that are not ADA-compliant. The building has been secured vacant since 2015, when it was transferred to the City by the Miami Beach Community Development Corporation (MBCDC). A Feasibility Study prepared by the Consulting Firm of MC Harry Associates in August 2021 stated that many components of the existing building envelope and all major building systems required replacement to extend the building's useful service life. The Consultants presented two scenarios for the renovation of the Barclay; the first included conditional uses such as Daycare and Office uses, while the second limited the building to Residential use.

The property is zoned RM-2, Residential Multi-Family Medium Intensity. It is also a contributing structure within the boundaries of the Museum Local Historic District, which will require the development project to be approved by the Historic Preservation Board. Prospective bidders may choose to redevelop the existing pool and parking lot areas in compliance with applicable zoning regulations for the parcel. A current Boundary Survey and a Perpetual Easement governing pedestrian access through the property have been included here in Appendix F for reference.

Through this RFP, the City seeks proposals from parties interested in entering into a public-private development

agreement and ground lease agreement (the "Project Agreements") to design, build, operate and maintain the site. Developments could involve hotel or residential apartments or other zoning-appropriate uses including but not limited to office (e.g., general office space, tech hub), school campuses, etc. The City would consider the designation of a number of units as workforce housing as additional consideration and public benefit. The City will consider other conditional uses, subject to approval by the City's boards and the Mayor and City Commission.

Bidders may submit proposals for different development options, provided that the Bidder submits a separate proposal for each option the Bidder is interested in pursuing. For example, Bidder A wishes to submit a development proposal for a hotel and a proposal for a school campus. In this case, Bidder A must submit two proposals - one proposal for the hotel development and a separate and distinct proposal for the school campus development. Proposals will be evaluated in accordance with the criteria established in Section 0400.

3. CONE OF SILENCE. This RFP is subject to, and all Bidders are expected to be or become familiar with, the City's Cone of Silence requirements, as codified in Section 2-486 of the City Code. Bidders shall be solely responsible for ensuring that all applicable provisions of the City's Cone of Silence are complied with, and shall be subject to any and all sanctions, as prescribed therein, including rendering their response voidable, in the event of such non-compliance. Communications regarding this solicitation are to be submitted in writing to the Procurement Contact named herein with a copy to the City Clerk at rafaelgranado@miamibeachfl.gov.

4. ANTICIPATED RFP TIMETABLE. The tentative schedule for this solicitation is as follows:

RFP Issued	November 18, 2022
Pre-Proposal Meeting	December 1, 2022 at 10:00 am ET Join on your computer or mobile app Click here to join the meeting Or call in (audio only) +1 786-636-1480 United States, Miami Phone Conference ID: 916 525 649#
Deadline for Receipt of Questions	December 27, 2022 at 5:00 pm ET
Deadline for Submittal of Proposals	January 6 at 3:00 pm ET Join on your computer or mobile app Click here to join the meeting Or call in (audio only) +1 786-636-1480 United States, Miami Phone Conference ID: 316 934 347#
Evaluation Committee Review	TBD
Tentative Commission Approval	TBD
Contract Negotiations	Following Commission Approval

5. DEADLINE FOR PROPOSAL SUBMITTAL. Proposals must be submitted electronically through Periscope S2G (formerly BidSync) on or before the date and time indicated. Only proposal submittals received, and time stamped by Periscope S2G (formerly BidSync) prior to the proposal submittal deadline shall be accepted as timely submitted. Late bids are not allowed and will not be accepted.

Bidders are cautioned to allow sufficient time for the submittal of bids and uploading of attachments in Periscope S2G, including any technical difficulties that may occur (e.g., password issues, new user learning curve, system issues, etc.). Any technical issues must be submitted to Periscope S2G by contacting (800) 990-9339 (toll free) or S2G@periscopeholdings.com. The City cannot assist with technical issues regarding submittals.

The City will in no way be responsible for delays caused by any technical or other issue. It is the sole responsibility of each Bidder to ensure its proposal is successfully submitted in Periscope S2G (formerly BidSync) prior to the deadline established for the submittal of proposals.

6. PROCUREMENT CONTACT. Any questions or clarifications concerning this solicitation shall be submitted to the Procurement Contact noted below:

Procurement Contact:

Kristy Bada

Telephone:

305-673-7490

Email:

kristybada@miamibeachfl.gov

Additionally, the City Clerk is to be copied on all communications via e-mail at: RafaelGranado@miamibeachfl.gov; or via facsimile: 786-394-4188.

The RFP title/number shall be referenced on all correspondence. All questions or requests for clarification must be received no later than ten (10) calendar days prior to the date proposals are due as scheduled in Section 0200-3. All responses to questions/clarifications will be sent to all Bidders in the form of an addendum.

7. PRE-PROPOSAL MEETING OR SITE VISIT(S). A pre-proposal meeting or site visit(s) may be scheduled. Attendance for the pre-proposal meeting shall be via web conference and recommended as a source of information but is not mandatory. Proposers interested in participating in the Pre-Proposal Meeting must follow these steps:

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

+1 786-636-1480 United States, Miami

Phone Conference ID: 916 525 649#

Proposers who are participating should send an e-mail to the contact person listed in this RFP expressing their intent to participate.

8. PRE-PROPOSAL INTERPRETATIONS. Oral information or responses to questions received by prospective Proposers are not binding on the City and will be without legal effect, including any information received at pre-submittal meeting or site visit(s). The City by means of Addenda will issue interpretations or written addenda clarifications considered necessary by the City in response to questions. Only questions answered by written addenda will be binding and may supersede terms noted in this solicitation. Addendum will be released through *Periscope S2G*. Any prospective proposer who has received this RFP by any means other than through *Periscope S2G* must register immediately with *Periscope S2G* to assure it receives any addendum issued to this RFP. Failure to receive an addendum may result in disqualification of proposal. Written questions should be received no later than the date outlined in the **Anticipated RFP Timetable** section.

9. ADDITIONAL INFORMATION OR CLARIFICATION. After proposal submittal, the City reserves the right to require additional information from Proposers (or Proposer team members or sub-consultants) to determine: qualifications (including, but not limited to, litigation history, regulatory action, or additional references); and financial capability (including, but not limited to, annual reviewed/audited financial statements with the auditors notes for each of their last two complete fiscal years).

10. PROPOSER'S RESPONSIBILITY. Before submitting a response, each Proposer shall be solely responsible for making any and all investigations, evaluations, and examinations, as it deems necessary, to ascertain all conditions and requirements affecting the full performance of the contract. Ignorance of such conditions and requirements, and/or failure to make such evaluations, investigations, and examinations, will not relieve the Proposer from any obligation to comply with every detail and with all provisions and requirements of the contract, and will not be accepted as a basis for any subsequent claim whatsoever for any monetary consideration on the part of the Proposer.

11. DETERMINATION OF AWARD. The City Manager may appoint an evaluation committee to assist in the evaluation of proposals received. The evaluation committee is advisory only to the city manager. The city manager may consider the information provided by the evaluation committee process and/or may utilize other information deemed relevant. The City Manager's recommendation need not be consistent with the information provided by the evaluation committee process and takes into consideration Miami Beach City Code Section 2-369, including the following considerations:

- (1) The ability, capacity and skill of the Proposer to perform the contract.
- (2) Whether the Proposer can perform the contract within the time specified, without delay or interference.
- (3) The character, integrity, reputation, judgment, experience and efficiency of the Proposer.
- (4) The quality of performance of previous contracts.
- (5) The previous and existing compliance by the Proposer with laws and ordinances relating to the contract.

The City Manager may recommend to the City Commission the Proposer(s) s/he deems to be in the best interest of the City or may recommend rejection of all proposals. The City Commission shall consider the City Manager's recommendation and may approve such recommendation. The City Commission may also, at its option, reject the City Manager's recommendation and select another Proposal or Proposals which it deems to be in the best interest of the City, or it may also reject all Proposals.

11. JOINT VENTURES / SINGLE PURPOSE ENTITY.

a. **Joint Ventures Permitted for Proposal Submissions.** For purposes of the proposal submission and evaluation, a Bidder may form a joint venture entity and the owner/members of the joint venture shall be deemed to be the Bidder (i.e. the joint venture members with an ownership interest in the joint venture may meet the qualification requirement collectively). ***If the Bidder is a joint venture, the joint venture's proposal shall contain an executed Proposal Certification Questionnaire and Requirements Affidavit from each of the owner/members of the joint venture participating in the proposal.*** If awarded the RFP, the ownership interests of each member of the joint venture entity previously disclosed shall be confirmed in the Project Agreements.

b. **Successful Bidder Required to Create Single Purpose Entity to Serve as Contract Entity.** Prior to executing the Project Agreement(s) with the City, the successful Bidder shall be required to create a single purpose entity (such as a limited liability company) to serve as the entity that enters into the Project Agreements with the City, and shall be the vehicle through which the Developer raises the capital/equity commitments from investors for the project, subject to the City's rights in and to the project. If the successful Bidder is a joint venture entity, and the joint venture entity is not a single purpose entity, the joint venture shall be required to create a single purpose entity to serve as the entity that enters into the Lease, as applicable.

12. NEGOTIATIONS. Following selection, the City reserves the right to enter into further negotiations with the selected Proposer. Notwithstanding the preceding, the City is in no way obligated to enter into a contract with the selected Proposer in the event the parties are unable to negotiate a contract. It is also understood and acknowledged by Proposers that no property, contract or legal rights of any kind shall be created at any time until and unless an Agreement has been agreed to; approved by the City; and executed by the parties.

13. E-VERIFY. As a contractor you are obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility." Therefore, you shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Contractor during the term of the Contract and shall expressly require any subcontractors performing work or providing services pursuant to the Contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the Contract term.

14. PERISCOPE S2G (FORMERLY BIDSINC). The Procurement Department utilizes Periscope S2G, Supplier-to-Government electronic bidding (e-Bid) platform. If you would like to be notified of available competitive solicitations released by the City you must register and complete your vendor qualifications through Periscope S2G, Supplier-to-Government www.bidsync.com/Miami-Beach. Registration is easy and will only take a few minutes. For detailed instructions on how to register, complete vendor qualifications and submit electronic bids visit <https://www.miamibeachfl.gov/city-hall/procurement/for-approval-how-to-become-a-vendor/>.

Should you have any questions regarding this system or registration, please visit the above link or contact Periscope S2G, Supplier-to-Government at support@bidsync.com or 800.990.9339, option 1, option 1.

15. HOW TO MANAGE OR CREATE A VENDOR PROFILE ON VENDOR SELF SERVICE (VSS). In addition to registering with Periscope S2G, the City encourages vendors to register with our online Vendor Self-Service web page, allowing City vendors to easily update contacts, attachments (W-9), and commodity information. The Vendor Self-Service (VSS) webpage (<https://selfservice.miamibeachfl.gov/vss/Vendors/default.aspx>) will also provide you with purchase orders and payment information.

Should you have any questions and/or comments, do not hesitate to submit them to vendorsupport@miamibeachfl.gov.

16. SUPPLIER DIVERSITY. In an effort to increase the number and diversity of supplier options in the procurement of goods and services, the City has established a registry of LGBT-owned businesses, as certified by the National LGBT Chamber of Commerce (NGLCC) and small and disadvantaged businesses, as certified by Miami-Dade County. See authorizing resolutions [here](#).

If your company is certified as an LGBT-owned business by NGLCC, or as a small or disadvantaged business by Miami-Dade County, click on the link below to be added to the City's supplier registry (Vendor Self-Service) and bid system (Periscope S2G, Supplier-to-Government). These are two different systems and it is important that you register for both.

Click to see acceptable certification and to register: <https://www.miamibeachfl.gov/city-hall/procurement/how-to-become-a-vendor/>.

17. PREVAILING WAGE RATES. Section 31-27 of the City Code requires that in all non-federally funded construction contracts in excess of one million five hundred thousand dollars to which the City of Miami Beach is a party (including projects developed by private entities pursuant to a development agreement, ground lease or management agreement with a term of 10 years or more), the rate of wages and fringe benefits, or cash equivalent, for all laborers, mechanics and apprentices employed by any contractor or subcontractor on the work covered by the contract, shall not be less than the prevailing rate of wages and fringe benefit payments or cash equivalence for similar skills or classifications of work, as established by the Federal Register, in the City of Miami Beach, Florida. See Appendix D.

18. LOCAL WORKFORCE PARTICIPATION PROGRAM. Section 31-40 of the City Code requires the demonstration of reasonable efforts to promote employment opportunities for local Miami-Dade County residents and seek to achieve a project goal of having thirty percent (30%) of all construction labor hours performed by Miami-Dade County and City of Miami Beach residents. See Appendix C.

19. COSTS INCURRED BY BIDDERS. All expenses involved with the preparation and submission of Proposals, or any work performed in connection therewith, shall be the sole responsibility (and shall be at the sole cost and expense) of the Bidder, and shall not be reimbursed by the City.

20. RELATIONSHIP TO THE CITY. It is the intent of the City, and Bidders hereby acknowledge and agree, that the successful Bidder is considered to be an independent contractor, and that neither the Bidder, nor the Bidder's

employees, agents, and/or contractors, shall, under any circumstances, be considered employees or agents of the City.

21. ENVIRONMENTAL REGULATIONS. The City reserves the right to consider a Bidder's history of citations and/or violations of environmental regulations in investigating a Bidder's responsibility, and further reserves the right to declare a Bidder not responsible if the history of violations warrant such determination in the opinion of the City. Bidder shall submit with its proposal, a complete history of all citations and/or violations, notices, and dispositions thereof. The non-submission of any such documentation shall be deemed to be an affirmation by the Bidder that there are no citations or violations. Bidder shall notify the City immediately of notice of any citation or violation which Bidder may receive after the proposal opening date and during the time of performance of any contract awarded to it.

22. INDEMNIFICATION. The Developer shall indemnify and hold harmless the City and its officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorney's fees and costs of defense, which the City or its officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the performance of the agreement by the Developer or its employees, agents, servants, partners, principals or subcontractors. The Developer shall pay all claims and losses in connection therewith, and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the City, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees which may be incurred thereon. The Developer expressly understands and agrees that any insurance protection required by any agreement with the City or otherwise provided by the Developer shall in no way limit the responsibility to indemnify, keep and save harmless and defend the City or its officers, employees, agents and instrumentalities as herein provided. The above indemnification provisions shall survive the expiration or termination of this Agreement.

23. FLORIDA PUBLIC RECORDS LAW. Bidders are hereby notified that all Proposals including, without limitation, any and all information and documentation submitted therewith, are exempt from public records requirements under Section 119.07(1), Florida Statutes, and s. 24(a), Art. 1 of the State Constitution until such time as the City provides notice of an intended decision or until thirty (30) days after opening of the proposals, whichever is earlier. Additionally, Developer agrees to be in full compliance with Florida Statute 119.0701 including, but not limited to, agreement to (a) Keep and maintain public records that ordinarily and necessarily would be required by the public agency in order to perform the services; (b) provide the public with access to public records on the same terms and conditions that the public agency would provide the records and at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law; (c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law; (d) Meet all requirements for retaining public records and transfer, at no cost, to the public agency all public records in possession of the Developer upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the public agency in a format that is compatible with the information technology systems of the public agency.

24. OBSERVANCE OF LAWS. Bidders are expected to be familiar with, and comply with, all Federal, State, County, and City laws, ordinances, codes, rules and regulations, and all orders and decrees of bodies or tribunals having jurisdiction or authority which, in any manner, may affect the scope of services and/or project contemplated by this RFP (including, without limitation, the Americans with Disabilities Act, Title VII of the Civil Rights Act, the EEOC Uniform Guidelines, and all EEO regulations and guidelines). Ignorance of the law(s) on the part of the Bidder will in no way relieve it from responsibility for compliance.

25. CONFLICT OF INTEREST. All Bidders must disclose, in their Proposal, the name(s) of any officer, director, agent, or immediate family member (spouse, parent, sibling, and child) who is also an employee of the City of Miami Beach. Further, all Bidders must disclose the name of any City employee who owns, either directly or indirectly, an interest of ten (10%) percent or more in the Bidder entity or any of its affiliates.

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SECTION 0200

GENERAL CONDITIONS

FORMAL SOLICITATIONS TERMS & CONDITIONS - GOODS AND SERVICES. By virtue of submitting a proposal in response to this solicitation, proposer agrees to be bound by and in compliance with the Terms and Conditions for Services (dated 10.27.2022), incorporated herein, which may be found at the following link:

<https://www.miamibeachfl.gov/city-hall/procurement/standard-terms-and-conditions/>

FORMAL SOLICITATIONS TERMS & CONDITIONS – SERVICES & CONSTRUCTION. By virtue of submitting a proposal in response to this solicitation, Bidder agrees to be bound by and in compliance with the Terms and Conditions for Services and Construction (version dated April 13, 2020), incorporated herein, which may be found at the following link:

<https://www.miamibeachfl.gov/city-hall/procurement/standard-terms-and-conditions/>

SECTION 0300

PROPOSAL SUBMITTAL INSTRUCTIONS AND FORMAT

1. ELECTRONIC RESPONSES (ONLY). Proposals must be submitted electronically through Periscope S2G (formerly BidSync) on or before the date and time indicated in Section 0100, Sub-sections 5 and 6. Hard copy proposals or proposals received through email or facsimile are not acceptable and will be rejected.

A Bidder may submit a modified proposal to replace all or any portion of a previously submitted proposal until the deadline for proposal submittals. The City will only consider the latest version of the proposal submitted.

Electronic proposal submissions may require the uploading of attachments. All documents should be attached as separate files in accordance with the instructions included in Section 4, below. Attachments containing embedded documents or proprietary file extensions are prohibited. It is the Bidder's responsibility to assure that its bid, including all attachments, is uploaded successfully in Periscope S2G.

For instructions on submitting proposals in Periscope S2G, see Appendix E.

2. NON-RESPONSIVENESS. Failure to submit the following requirements shall result in a determination of non-responsiveness. Non-responsive proposals will not be considered.

1. Bid Submittal Questionnaire (Periscope S2G). The questionnaire is an online fillable form that must be completed and submitted electronically via Periscope S2G. Failure to submit the Bid Submittal Questionnaire on or before the Deadline for Submittal of Proposals shall result in a determination of non-responsiveness.
2. Minimum Requirement (Tab 1). Failure to comply with the minimum requirement (Tab 1) shall result in a determination of non-responsiveness.
3. Financial Proposal (Tab 6). Failure to submit the Financial Proposal (Tab 6) on or before the Deadline for Submittal of Proposals shall result in a determination of non-responsiveness.

3. OMITTED OR ADDITIONAL INFORMATION. Following the receipt of proposals, with the exception of the Bid Submittal Questionnaire and the Financial Proposal, the City reserves the right to seek any omitted information/documentation or any additional information from Bidder or other source(s), including but not limited to: any firm or principal information; applicable licensure; resumes of relevant individuals; client information; financial information (including, but not limited to, annual reviewed/audited financial statements with the auditors notes); litigation history or any information the City deems necessary to evaluate the capacity of the Bidder to perform in accordance with contract requirements. Failure to submit any omitted or additional information in accordance with the City's request shall result in proposal being deemed non-responsive.

4. ELECTRONIC PROPOSAL FORMAT. In order to maintain comparability, facilitate the review process and assist the Evaluation Committee in review of proposals, it is strongly recommended that proposals be organized and tabbed as specified below. The electronic submittal should be tabbed as enumerated below and contain a table of contents with page references. The electronic proposal shall be submitted through the "Line Items" attachment tab in Periscope S2G.

TAB 1	Cover Letter & Minimum Qualifications Requirements
1.1 Cover Letter and Table of Contents. The cover letter must indicate Proposer and Proposer Primary Contact for the purposes of this solicitation. 1.1.1 Contact Information. Submit contact information for the Bidder and Bidder's representative for all matters pertaining to the RFP. If Bidder is a joint venture, provide the names of all parties to the joint venture and the form and governance structure of the entity pursuant to Section 0100, Sub-section 11. 1.1.2 Principals. Submit a list of all principals for the Bidder and all key team member firms (the Developer, general contractor, key architecture/engineering firm, management/operations firm, and firms providing capital or financing). This information is not necessary for sub-contractors of the general contractor.	

1.1.3 Conflicts of Interest. Provide the name(s) of any officer, director, agent, or immediate family member (spouse, parent, sibling, and child) who is also an employee, elected or appointed official of the City of Miami Beach. Further, all Bidders must disclose the name of any City employee, elected or appointed official who owns, directly or indirectly, an interest of ten (10%) percent or more in the Bidder entity or any of its affiliates.

1.2 Development Description. Provide a brief description that explains the type of development (e.g. hotel, office space, workforce housing) proposed.

Bidders may submit proposals for different development options, provided that the Bidder submits a separate proposal for each option the Bidder is interested in pursuing. For example, Bidder A wishes to submit a development proposal for a hotel and a proposal for a school campus. In this case, Bidder A must submit two proposals - one proposal for the hotel development and a separate and distinct proposal for the school campus development. Proposals will be evaluated in accordance with the criteria established in Section 0400.

1.3 Organizational Chart. Include an organizational chart that depicts the Bidder's role (or the role of each joint venture partners) and the role of all other key team member firms, including the Developer, general contractor, key architecture/engineering firm, management/operations firm, and firms providing capital or financing. Include the lines of authority and communication among and between the Bidder and the key team member firms. Include a narrative for each key team member firm that identifies major responsibilities.

1.3.1 Key Personnel. Identify all key personnel of the Developer, general contractor, key architect/engineer firm, management/operations firm, and firms providing capital or financing who will be assigned to the project and their intended roles and responsibilities on the organizational chart. Include resumes of key personnel who will be involved in the project if selected.

1.4 Responsible Contractor Affidavit (RCA). As a condition of being responsive to the requirements of the solicitation and eligible to be considered for award, the general contractor shall submit a Responsible Contractor Affidavit (Appendix C) affirming that it will make its best reasonable efforts to promote employment opportunities for Miami-Dade County residents by seeking to achieve a project goal of having thirty percent (30%) of all construction labor hours performed by Miami-Dade County residents. The Contractor shall also affirm that it will make its best reasonable efforts to promote employment opportunities for Miami Beach residents.

1.5 Minimum Qualifications Requirements. Submit verifiable information documenting compliance with the following minimum qualifications requirements:

1.5.1 Prime Proposer or its principals must have been the prime Developer in at least two (2) projects of a similar nature as its proposal (See Sec. 0100, Sub-section 2) valued at \$10 million or greater within the last ten (10) years.

All projects listed must include:

- a. Project name, programming square footage, location, and images;
- b. Design Team names(s) and roles (designer, construction documentation, interiors, etc.);
- c. Year project opened (or "In Design" or "Under Construction");
- d. Summary of Designer's role;
- e. The names of key project architects, highlighting any individuals who will also work on this project;
- f. Project development cost; and
- g. Reference contact information.

1.5.2 Prime Proposer or its principals must have been the prime Developer in at least one (1) public-private project valued at \$10 million or greater within the last ten (10) years. One of the projects submitted for 1.4.1 above may be used to comply with this requirement.

All projects listed must include:

- h. Project name, programming square footage, location, and images;
- i. Design Team names(s) and roles (designer, construction documentation, interiors, etc.);
- j. Year project opened (or "In Design" or "Under Construction");
- k. Summary of Designer's role;
- l. The names of key project architects, highlighting any individuals who will also work on this project;
- m. If project is f
- n. Project development cost; and
- o. Reference contact information.

TAB 2 Experience & Qualifications

2.1 Qualifications of the Bidder. For the Bidder identified in the organizational chart, provide the following information. If the Bidder is a Joint Venture, provide the information for each member of the Joint Venture.

2.1.1. Company Information: Provide background information, including company history, years in business, number of employees, and any other information communicating capabilities and experience.

2.1.2. Previous Development Experience of the Bidder. For the Bidder and/or its principals, provide evidence of development projects for which it has been contracted within the last ten (10) years. For each project include project name, project details and location, and project partners.

2.1.3. Previous Green Building Experience of the Bidder. For the Bidder and/or its principals, provide evidence of Leadership in Energy and Environmental Design (LEED) or Living Building Challenge projects for which it has been contracted within the last ten (10) years. For each project include project name, project details, and project partners.

2.1.4. Public-Private Development Experience of the Bidder. For the Bidder and/or its principals, provide evidence of public-private partnership (P3) projects for which it has been contracted within the last ten (10) years. For each project include project name, project details, name of public entity, and the entity's project representative and contact information.

2.2 Qualifications of the Design Team. For the Design Team identified in the organizational chart, provide the following information.

2.2.1. Company Information: Provide background information, including company history, years in business, number of employees, and any other information communicating capabilities and experience.

2.2.2. Previous Similar Experience of the Design Team. For the prime Design Team and/or its principals, provide evidence of development projects for which it has been contracted within the last ten (10) years. For each project include project name, project details and location, and the entity's project partners.

2.2.3. Previous Green Building Experience of the Design Team. For the prime Design Team and/or its principals, provide evidence of Leadership in Energy and Environmental Design (LEED) or Living Building Challenge projects for which it has been contracted within the last ten (10) years. For each project include project name, project details, and project partners.

2.3 Qualifications of the Other Key Team Member Firms. For each key firm (e.g., general contractor, capital/finance partners, etc.) identified in the organizational chart as key firms, provide the following information.

2.3.1. Company Information of Key Team Member Firms. Provide background information, including company history, years in business, number of employees, and any other information communicating capabilities and experience (recommend 1 page).

2.3.2. Previous Similar Experience of Key Team Member Firms. Provide evidence of development or public-private partnership (P3) projects for which it has been contracted within the last ten (10) years. For each project include project name, project details, name of public entity (if applicable as a public-private partnership), and the entity's project representative and contact information.

2.4 Previous Collaborative Experience of Bidder, Design Team, and the Key Team Member Firms. Provide a list of projects that the Bidder and the key team member firms have completed jointly (as a team). For each project, include: project name; project details; name of client entity; and the entity's project representative and contact information.

2.5 Relevant Local or Regional Experience. For the bidder, key team member firm, or any principal, include any similar project(s) completed in Miami Beach or the local region within the last ten (10) years. For each project, include: project name; project details; name of client entity; and the entity's project representative and contact information.

2.6 Unique Qualifications. Identify any additional or unique resources, capabilities, or assets which the Bidder and its team would bring to this project.

TAB 3	Project Details & Programming
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Include detailed responses to the following:

3.1 Project Overview. Provide details of the project, including usage intent, occupant mix, intended rent amounts, zoning compliance or required zoning changes.

3.1 Floor Area Use. Indicate the floor area and percentage of the building's entire floor area correlating with the intended use(s). Bidder must indicate any proposed variances to the City Code, zoning or height requirements.

3.2 Ground Floor Activation. Indicate the floor area allocated for retail, commercial, or other uses, excluding parking, on the ground floor.

3.4 Parking. Indicate how the Bidder will comply with existing parking requirements for the Site and intended uses.

TAB 4	Design & Resiliency
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4.1 Conceptual Design. Provide conceptual architectural diagrams of floor plans, elevations, and renderings of the proposed project. It is expected that the conceptual design will further the City's design standards, and continue the City's legacy as a home to many architecturally significant buildings designed by nationally and internationally-recognized architects.

4.2 Resiliency. The project shall be designed with the objective of meeting LEED Gold or Living Building Challenge certification requirements, in accordance with Chapter 133 of the City Code. In addition, provide Bidder's approach for meeting or exceeding the Resiliency Standards set forth in Appendix D, and specify how the Resiliency Standards are incorporated in the Bidder's conceptual design.

4.3. Environmental Compliance. Submit a complete history of all environmental citations and/or violations, notices and dispositions thereof. The non-submission of any such documentation shall be deemed to be an affirmation by the Bidder that there are no citations or violations.

4.4 Project Timeline. Provide a comprehensive development timeline identifying the estimated length of time to reach milestones, including: commencement, staging of parking during construction and substantial and final completion of construction and any contingencies that may affect this timeline.

TAB 5	Public Benefit
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Submit detailed information on any public benefit included in the proposal which may include but not necessarily be limited to the following:

- attracting non-retail industries and companies to the area, such as early childhood education facilities, small business opportunities, office space (e.g. general office space, tech hub).
- Including workforce housing opportunities,
- increasing City revenue beyond the remuneration included in the financial proposal.
- other significant community benefits, including but not limited to providing opportunities to enhancing the resident experience and furthering social equity.

TAB 6	Financial Proposal
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6.1 Remuneration to the City. Submit detailed schedule of remuneration to the City, including initial payment(s), ongoing annual payments and compensation in the event of a sale or transfer for the duration of the term proposed. The duration of the term of any lease(s) entered into pursuant to this RFP shall not exceed 99 years. Responses should indicate, as applicable:

- 1) desired lease term;
- 2) initial upfront payment to the City;
- 3) schedule of proposed minimum guaranteed rent, annual escalator, and percentage gross revenues throughout the term;
- 4) proposed compensation in connection with any sale or transfer; and
- 5) summary of any other payments or compensation proposed.

6.3 Finance Plan. Specify the planned level of Bidder equity participation, planned level and identification of known third-party equity participation, planned level of third-party equity that needs to be raised, expected financing role of the manager/operator, the structure for and amount of third-party debt, relationships and history with lenders, and the willingness to provide the required level of any anticipated debt guarantees.

6.4 Proforma. Provide a detailed financial proforma for the project (including assumptions for the amortization period of any debt service and, at a minimum, modeling for the initial 20 years of cash flow) and details of planned capital investment(s).

6.5 Preliminary Development Budget. Provide a summary of the development budget for the project, including estimated construction hard costs, architecture/engineering], development fee, other soft costs and required fees, pre-opening/working capital, art in public places (two percent (2%) of construction costs per City Code Section 82-537), contingency and escalation, financing costs, and any other unique project costs.

Tab 8	Agreements & Financial Capabilities (Not Reviewed by Evaluation Committee)
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The following information is to be used for the City's due diligence but will not be evaluated by the Evaluation Committee. The City Manager, at her sole discretion, may consider this information in accordance with Section 011, Sub-section 11.

8.1 Financial Capabilities. Provide the Bidder's most recent annual reviewed/audited financial statement with the auditor's notes. Such statements should include, as a minimum, balance sheets (statements of financial

position) and statements of profit and loss (statement of net income). Also provide financial information for any for any other equity investor included in the proposal, as well as related information concerning the equity investor's track record with similar developments.

8.2 Agreements. The City shall circulate via addendum to this RFP a Reimbursement Agreement, and Development Agreement and Lease Agreement templates. In its discretion, the City may circulate additional agreements by addenda. Bidders must provide a redline draft noting any exceptions and comments to any agreement forms released by the City. Bidders must clearly indicate any exceptions they wish to take to any of the terms, and what, if any, alternative proposed revisions are offered. All exceptions and alternatives shall be included and clearly delineated by redlining the City's form agreement in this tab. In addition, a redlined Microsoft Word version shall be submitted on Periscope S2G. City reserves the right to reject any proposed exceptions and/or revisions at its sole and absolute discretion. For the avoidance of doubt, the templates are provided for reference purposes and the City reserves the right to modify any and all provisions in the templates as the City determines in its sole and absolute discretion.

SECTION 0400**PROPOSAL EVALUATION**

1. EVALUATION OF PROPOSALS. All responsive proposals will be evaluated in accordance with this section. The City Manager may appoint an Evaluation Committee to consider and provide feedback on the qualitative factors of each proposal. In the event that only one responsive proposal is received, the City Manager, after determination that the sole responsive proposal materially meets the requirements of the RFP, may, without an evaluation committee, recommend to the City Commission that the Administration enter into negotiations. In the evaluation of proposals, Bidders may be requested to make additional written submissions of a clarifying nature or oral presentations to the Evaluation Committee. Failure to provide the requested information within the time prescribed may result in the disqualification of proposal.

2. EVALUATION OF QUALITATIVE FACTORS (QUALIFICATIONS, PROGRAMMING, DESIGN & RESILIENCY, PUBLIC BENEFIT, AND FINANCIAL PROPOSAL). The Evaluation Committee shall only consider qualitative factors in Tabs 2, 3, 4, 5, and 6. The Evaluation Committee shall not consider quantitative factors (e.g. exceptions to the lease agreement) in its review of proposals. The Evaluation Committee's role is solely in an advisory capacity to the City Manager. The results of the Evaluation Committee process do not constitute an award recommendation. The City Manager may utilize, but is not bound by, the results of the Evaluation Committee process, as well as consider any feedback or information provided by staff, consultants or any other third-party, as well as consideration of the quantitative factors, in developing an award recommendation to be presented to the City Commission for consideration. In its review of proposals received, the Evaluation Committee may review and score all proposals, with or without conducting interview sessions, in accordance with the following criteria. The Procurement Department will assign points for Veteran's Preference, pursuant to Section 2-374 of the City Code, as applicable.

Qualitative Criteria (Points Assigned by Evaluation Committee)		Maximum Points
Qualifications (Tab 2)		25
Project Details & Programming (Tab 3)		25
Design & Resiliency (Tab 4)		20
Public Benefits (Tab 5)		10
Financial Proposal (Tab 6)		20
TOTAL AVAILABLE POINTS for Qualitative Criteria		100
Quantitative Criteria (Points Assigned by Procurement Department)		Maximum Points
Veteran's Preference Points		5
TOTAL AVAILABLE POINTS for Qualitative and Quantitative		105

Continued on the following page.

EVALUATION COMMITTEE RANKING FOR QUALITATIVE AND QUANTITATIVE CRITERIA. The sum of qualitative and quantitative scores will be converted to rankings in accordance with the example below.

		Bidder A	Bidder B	Bidder C
Committee Member 1	Qualitative Points	82	76	80
	Quantitative Points	22	15	12
	Total	104	91	92
	Rank	1	3	2
Committee Member 2	Qualitative Points	79	85	72
	Quantitative Points	22	15	12
	Total	101	100	84
	Rank	1	2	3
Committee Member 2	Qualitative Points	80	74	66
	Quantitative Points	22	15	12
	Total	102	89	78
	Rank	1	2	3
Low Aggregate Score		3	7	8
Final Ranking*		1	2	3

4. DETERMINATION OF AWARD. The City Manager shall consider qualitative and quantitative factors, in accordance with Sub-section 3 above, to recommend the proposer(s) he deems to be in the best interest of the City or may recommend rejection of all proposals. The City Manager's recommendation need not be consistent with the information provided by the evaluation committee process and takes into consideration Miami Beach City Code Section 2-369, including the following considerations:

- (1) The ability, capacity and skill of the Proposer to perform the contract.
- (2) Whether the Proposer can perform the contract within the time specified, without delay or interference.
- (3) The character, integrity, reputation, judgment, experience and efficiency of the Proposer.
- (4) The quality of performance of previous contracts.
- (5) The previous and existing compliance by the Proposer with laws and ordinances relating to the contract.

The City Manager may recommend to the City Commission the Proposer(s) s/he deems to be in the best interest of the City or may recommend rejection of all proposals. The City Commission shall consider the City Manager's recommendation and may approve such recommendation. The City Commission may also, at its option, reject the City Manager's recommendation and select another Proposal or Proposals which it deems to be in the best interest of the City, or it may also reject all Proposals.

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APPENDIX A

MIAMI BEACH

Project Requirements

2023-115-KB

REDEVELOPMENT OF THE CITY-
OWNED BUILDING LOCATED AT 1940
PARK AVENUE (THE BARCLAY)

PROCUREMENT DEPARTMENT
1755 Meridian Avenue, 3rd Floor
Miami Beach, Florida 33139

C1. Scope of Project. The Barclay property sits on a City-owned lot that is 170 feet wide, with varying depth from 143 feet to 213 feet, for a total of 26,250 SF. The property includes an L-shaped 3-story building occupying 41% of the Site. The Site is bounded by Park Avenue on the east and Washington Avenue on the west. The Barclay has sixty-six (66) efficiency units, each with a bathroom, closet, and a small kitchen, that are not ADA compliant.

By means of this RFP, the City seeks to enter into a development agreement and ground lease agreement (the "Project Agreements") with a developer to design, build, operate and maintain a project that could involve hotel or residential apartments or other conditional uses, without limitation, office (e.g. general office space, tech hub) or school campuses. The City would consider the designation of a number of units as workforce housing as additional consideration and public benefit. The City will consider other conditional uses, subject to approval by the City's boards and the Mayor and City Commission. Accordingly, the City is seeking a development partner with proven experience in developing similar facilities or projects and the financial and professional qualifications to deliver high-quality, economically feasible project(s). The City is interested in evaluating the experience and financial capacity of each Developer in assuming the design-build process for The Barclay.

Following is a brief summary of each Site. However, Bidder is solely responsible for conducting its own due diligence.

1. Site Description:

The Barclay is in the RM-2, Residential Multi-Family Medium Intensity Zoning District, and is also a contributing structure located within the boundaries of the Museum Local Historic District. Any changes and improvements to the building, including, but not limited to, exterior modifications, alterations to public interior spaces such as the lobby, and attached or detached additions, will require a Certificate of Appropriateness from the City's Historic Preservation Board. The parking lot and existing pool are part of the Site and would allow for the ability to maximize the development area available for this project. A current Boundary Survey and a Perpetual Easement governing pedestrian access through the property have been included here in Appendix F for reference.

C2. Project Minimum Requirements.

1. **No Public Participation:** The City shall not provide, nor shall Bidders rely on, any public funding or public financing for the project. The successful Proposer shall be solely responsible for all costs to develop, design, permit, construct and operate the project.
2. **Reimbursement for City Costs:** Bidders will be required to execute the Reimbursement Agreement (which shall be circulated via Addendum) whereby the Bidder agrees, if selected as the successful proposer, to reimburse the City for the City's transactional and professional costs and fees (including appraisals, reports, studies, and outside counsel fees, if necessary) associated with preparation, negotiation, and drafting of the final agreements, up to a not-to-exceed amount of \$200,000.
3. **Approval of and Development Agreement and Lease:** The Development Agreement and

Lease shall be subject to approval pursuant to all applicable requirements of the Florida Statutes and the Miami Beach City Code.

4. **Lease Term and Structure:** The duration of the lease term shall be no greater than 99 years. The lease shall be a "triple net" lease (NNN), with lessee to be solely responsible for all real estate taxes, utilities, assessments or other public charges, insurance, common area maintenance, and all other costs and expenses associated with the operation of the project.
5. **Prevailing Wage Rates:** Section 31-27 of the City Code requires that in development agreements/ground leases for projects on City-owned property, the rate of wages and fringe benefits, or cash equivalent, for all laborers, mechanics and apprentices employed by any contractor or subcontractor on the work covered by the contract, shall not be less than the prevailing rate of wages and fringe benefit payments or cash equivalence for similar skills or classifications of work, as established by the Federal Register, in the City of Miami Beach, Florida. See Appendix C.
6. **Local Workforce Participation Program:** Section 31-40 of the City Code requires the demonstration of reasonable efforts to promote employment opportunities for local Miami-Dade County residents and seek to achieve a project goal of having thirty percent (30%) of all construction labor hours performed by Miami-Dade County and City of Miami Beach residents. See Appendix B.
7. **No Warranties or Representations By City:** Any information provided by City under this RFP is solely to provide background information for the convenience of the Bidders. City makes no representations or warranties, express or implied, of any kind whatsoever with respect to any of the matters identified in this RFP or exhibits thereto, including but not limited to the matters referenced in herein or in any subsequent addendum to the RFP.
8. **Other Requirements:** Proposals shall be guided by the Land Development Regulations, however proposed changes to the Land Development Regulations will be considered. Proposals requesting amendments to the Land Development Regulations must explicitly specify the amendments being sought. Any potential FAR increases would be subject to separate voter referendum approval (separate from the lease approval).
9. **Project Design:** To the fullest extent possible, the design of the project must complement its surroundings and minimize its impact on the neighborhood, as reasonably determined by City. The design approach should enhance the atmosphere with significant market presence, unique architectural features, public art and quality materials, finishes and trim.
10. **Art in Public Places.** Lessee shall comply with the City's Art In Public Places (AIPP) program requirements under Section 82-536 through 82-612 of the City Code, as applicable, and shall contribute to the City's Art in Public Places fund the total amount of two percent (2%) of the "construction cost" of the Project development costs, as such term is defined in Section 82-537 of the City Code, no later than date of execution of the Project General Contract by Lessee and the Project General Contractor, as required by the City Code.
11. **Site Considerations:**

a. The City's interest in the Site, if awarded pursuant to this RFP, will not at any time be subject or subordinate to any mortgage or any other liens or encumbrances hereafter affecting Developer's interest in the project. City shall at all times have a first priority right to payment of rent due to City under the Lease. The Lease shall contain commercially reasonable terms intended to facilitate traditional financing.

b. The Developer must accept the Site in its "AS IS" condition, with all faults and patent or latent defects, and with no representation or warranties by City of any kind whatsoever with respect to Site or the condition, feasibility, value, or financial prospects of the project.

c. The rights granted under the Lease shall be non-exclusive and City reserves the right to grant similar privileges and similar leases to other lessees or developers on other City-owned or leased property, and to take any and all actions that City is permitted to take under federal, state, and local law.

d. The Project must be developed to comply with the City's Resiliency Standards attached as Appendix C.

12. **Development and Ground Lease Agreement**: The form of the City's Development and Ground Lease Agreement will be furnished as an Addendum.

13. **No Warranties or Representations by City**. Any information provided by City under this RFP is solely to provide background information for the convenience of the Bidders. City makes no representations or warranties, express or implied, of any kind whatsoever with respect to any of the matters identified in this RFP or exhibits thereto, including but not limited to the matters referenced in this Appendix C.

APPENDIX B

MIAMI BEACH

Prevailing Wage and Local Workforce Participation Program and Wage Determination

2023-115-KB

REDEVELOPMENT OF THE CITY-
OWNED BUILDING LOCATED AT 1940
PARK AVENUE (THE BARCLAY)

PROCUREMENT DEPARTMENT
1755 Meridian Avenue, 3rd Floor
Miami Beach, Florida 33139

**The Requirements of the
Prevailing Wage and Local Workforce Participation Programs
shall apply to the award of this project.**

The purpose of this appendix is to summarize, for clarity, the requirements of the City's Prevailing Wage and Local Workforce Program Requirements. In the event of any omissions or conflicts, the requirements of the City Code, with respect to these programs, shall prevail.

I. MINIMUM WAGES AND BENEFITS

1. Employee Compensation. The rate of wages and fringe benefits, or cash equivalent, for all laborers, mechanics and apprentices employed by the contractor or subcontractor on the work covered by the contract, shall be not less than the prevailing rate of wages and fringe benefit payments or cash equivalence for similar skills or classifications of work as established by the Federal Register last published by the United States Department of Labor prior to the date of issuance of this solicitation. (reference: Sec 31-27).
2. Notice Requirement. On the date on which any laborer or mechanic commences work on a construction contract to which this article applies, the contractor shall be required to post a notice in a prominent place at the work site stating the requirements of this article. (reference: Sec 31-29).
3. Certified Payrolls. With each payment application, Contractor shall submit a copy of all payrolls, including (at a minimum) the name and zip code for the covered employee, to the City accompanied by a signed "Statement of Compliance" indicating that the payrolls are correct and complete and that each laborer or mechanic has been paid not less than the proper prevailing wage rate for the work performed. Beginning, January 30, 2018, all payroll submittals shall be completed electronically via the City's electronic compliance portal, LCP Tracker. No payment application shall be deemed accepted until such time as the Procurement Department has confirmed that a certified payroll for the applicable payment application has been accurately submitted in LCP Tracker.
 - a. LCP Tracker Training. The Procurement Department offers ongoing training in LCP Tracker to all contractors. To schedule a training session, contact Alian Gonzalez at AlianGonzalez@MiamiBeachFL.gov or at 305-673-7490.

II. LOCAL WORKFORCE PARTICIPATION GOALS

1. Responsible Contractor Affidavit (RCA). As a condition of being responsive to the requirements of the solicitation and eligible to be considered for award, the Contractor shall submit a Responsible Contractor Affidavit affirming that it will make its best reasonable efforts to promote employment opportunities for Miami-Dade County residents by seeking to achieve a project goal of having thirty percent (30%) of all construction labor hours performed by Miami-Dade County residents. The Contractor shall also affirm that it will make its best reasonable efforts to promote employment opportunities for Miami Beach residents. Failure to submit the RCA shall result in the bid or proposal being disqualified and deemed non-responsive.
2. Workforce Performance Report. Before its final application for payment, the Contractor shall submit its final Certified Payroll in LCP Tracker, which shall be deemed its final Workforce Performance Report. If the project goal of thirty percent (30%) of all construction labor hours to be performed by Miami-Dade County residents is not met, the Contractor shall submit supporting documentation verifying reasonable efforts to promote employment opportunities for Miami Beach and Miami-Dade County residents. No final payment application may be approved without this information.

LOCAL WORKFORCE PARTICIPATION PROGRAM

Responsible Contractor Affidavit Form

In accordance with Article III, Section 31-40 of the Miami Beach Code, all contractors and subcontractors of any tier performing on a city contract valued in excess of \$1,500,000 for (i) the construction, demolition, alteration and/or repair of city buildings or city public works projects, or (ii) a contract valued in excess of \$1,500,000 which provides for privately-funded construction, demolition, alteration and/or repair of buildings or improvements located on city-owned land, and which are subject to Section 31-40 of the Miami Beach Code shall comply with the requirements of the Local Workforce Participation Program.

The undersigned Contractor affirms that, should it be awarded the contract pursuant to this solicitation, it shall comply with the following:

- i. The contractor will make its best reasonable efforts to promote employment opportunities for local Miami-Dade County residents and seek to achieve a project goal of having thirty percent (30%) of all construction labor hours performed by Miami-Dade County residents.
- ii. The contractor will also make its best reasonable efforts to promote employment opportunities for Miami Beach residents. To verify workers' residency, contractor(s) shall provide the residence address of each worker.

Print Name of Affiant
Affiant

Print Title of Affiant

Signature of

Name of Firm

Date

Address of Firm
Code

State

Zip

APPENDIX C

MIAMI BEACH

Resiliency Standards

2023-115-KB
REDEVELOPMENT OF THE CITY-
OWNED BUILDING LOCATED AT 1940
PARK AVENUE (THE BARCLAY)

PROCUREMENT DEPARTMENT
1755 Meridian Avenue, 3rd Floor
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The City of Miami Beach requires all new construction over 7,000 square feet or ground floor additions to existing structures that encompass over 10,000 square feet of additional floor area to be LEED Gold Certified or have Living Building Challenge certification.

The City's goal is to design, build, and operate a new generation of efficient, environmentally responsible, healthy and resilient buildings, as well as to reduce the City's greenhouse gas emissions. The practice of green building can have a significant impact on reducing energy, water, natural resource consumption, GHG emissions and improve our citizens' and visitors' well-being through improved indoor air quality and comfort.

A resilient building and project site should incorporate the following elements:

- Increase energy efficiency in buildings and reduce greenhouse gas production and emissions;
- Encourage water and resource conservation;
- Reduce waste generated by construction projects;
- Reduce long-term building operating and maintenance costs;
- Improve indoor air quality and occupant health;
- Maximize the use of green and blue infrastructure to treat, retain, and manage stormwater;
- Utilize native vegetation and Florida-friendly canopy trees to maximize natural infrastructure and biodiversity throughout the Site;
- Consider the stresses of climate change, including but not limited to extreme heat, rising ground water, and frequency and severity of storms when designing for function and form;
- Utilize the South Florida Climate Change Compacts Unified Sea Level Rise Projection when considering elevations of the Site;
- Utilize public art and placemaking opportunities to enhance the resiliency of the site;
- Placemaking should incorporate business and marketing opportunities;
- community aesthetics, cultural identity, and cohesion; and serve to brand the City of Miami Beach as a resilient City;
- Encourage sound urban planning principles;
- Encourage social equity.

Resiliency design principles should be incorporated into the design and construction of City-Owned Lots. These include:

- Robust design is well-conceived, constructed and managed and includes making provision to ensure failure is predictable, safe, and not disproportionate to the cause. For example, protective infrastructure that is robust will not fail catastrophically when design thresholds are exceeded.
- Redundancy: refers to spare capacity purposively created to accommodate disruption due to extreme pressures, surges in demand or an external event. It includes diversity where there are multiple ways to achieve a given need.
- Flexibility: refers to the willingness and ability to adopt alternative strategies in response to changing circumstances or sudden crises. Systems can be made more flexible through introducing new technologies or knowledge, including recognizing traditional practices.
- Integrated: processes bring together systems and institutions and can also catalyze additional benefits as resources are shared and actors are enabled to work together to achieve greater ends.

The successful Bidder will be familiar with the work of the Southeast Florida Regional Climate Compact <http://www.southeastfloridaclimatecompact.org/> and the Resilient305 Strategy <http://resilient305.com/>. Urban resilience is the capacity of individuals, communities, institutions, businesses, and systems within a city to

survive, adapt, and grow no matter what kinds of chronic stresses and acute shocks they experience.

Building urban resilience requires looking at a city holistically: understanding the systems that make up the City and the interdependencies and risks they may face. By strengthening the underlying fabric of a city and better understanding the potential shocks and stresses it may face, a city can improve its development trajectory and the well-being of its citizens.

Chronic stresses are slow moving disasters that weaken the fabric of a city. They include, like overtaxed or inefficient public transportation system. On the other hand, acute shocks are sudden, sharp events that threaten a city, like floods or terrorist attacks for example.

Resilient design is therefore the intentional design of buildings, landscapes, communities, and regions in order to respond to natural and manmade disasters and disturbances—as well as long-term changes resulting from climate change—including sea level rise, increased frequency of heat waves, and drought.

APPENDIX D

MIAMI BEACH

Periscope S2G (BidSync) Instructions

2023-115-KB
REDEVELOPMENT OF THE CITY-OWNED
BUILDING LOCATED AT 1940 PARK AVENUE
(THE BARCLAY)

PROCUREMENT DEPARTMENT
1755 Meridian Avenue, 3rd Floor
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APPENDIX E

MIAMI BEACH

Proposal Certification Questionnaire and Requirements Affidavit

This document is a **REQUIRED FORM** that must be submitted fully completed and submitted.

2023-115-KB
REDEVELOPMENT OF THE CITY-OWNED
BUILDING LOCATED AT 1940 PARK AVENUE
(THE BARCLAY)

PROCUREMENT DEPARTMENT
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APPENDIX F

MIAMI BEACH

BOUNDARY SURVEY

2023-115-KB

REDEVELOPMENT OF THE CITY-OWNED
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(THE BARCLAY)

PROCUREMENT DEPARTMENT
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Miami Beach, Florida 33139

