



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## COMMISSION MEMORANDUM

TO: Honorable Mayor Dan Gelber and Members of the City Commission

FROM: Alina T. Hudak, City Manager

DocuSigned by:  
*Alina T Hudak*  
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DATE: June 23, 2021

SUBJECT: **REQUEST APPROVAL TO ISSUE REQUEST FOR PROPOSALS (RFP) 2021-173-KB FOR MIXED-USE DEVELOPMENTS INCORPORATING CLASS A OFFICE SPACE ON CITY-OWNED PARKING LOTS P25, P26, P27 AND PARKING GARAGE G5.**

### **RECOMMENDATION**

The Administration recommends that the Mayor and City Commission authorize the issuance of Request for Proposals (RFP) 2021-173-KB for mixed-use developments incorporating Class A office space on City-owned parking lots P25, P26, P27 and parking garage G5.

### **BACKGROUND**

Optimism remains high for economic growth in the local region with real estate analysts projecting South Florida's office market demand and growth potential to outperform the national average over the next several years. As such, great opportunity exists to leverage Miami Beach's culture, favorable business climate, and real estate assets to capitalize on the migration of financial services, technology and other business services firms from other areas of the country.

The City Commission has expressed an interest in diversifying the City's economy and its revenue sources by capitalizing on the economic growth opportunities presented by the current and projected business growth in the region. To do so, the City Commission has discussed the need to increase the availability of Class A office space throughout the City to attract a greater number of financial services, technology and other business services firms. While the definition of Class A office space is somewhat subjective and may vary depending on the source, the Building Owners and Managers Association International defines Class A office space as the "most prestigious buildings competing for premier office users with rents above average for the area, [with these building having] a high quality finishes, state of the art systems, exceptional accessibility and a definite market presence."

At its December 11, 2019 meeting, the City Commission discussed the possibility of making available surface parking lots North of Lincoln Road to developers to promote the development of Class A office space in the city center area. To gauge interest from the development community, the City Commission directed staff to issue a request for letters of interest for the development of Class A office space on surface parking lots P25, P26 and P27. See Attachment A for data supporting mixed-use development upon the surface lots.

On October 9, 2020, the Administration issued Request for Letters of Interest 2021-029-KB seeking expression of interest from developers interested in building Class A office developments on the surface parking lots P25, P26 and P27 immediately North of Lincoln Road.

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The RFLI yielded significant interest, including expression of interest from eighteen (18) respondents, four (4) of which were companies based outside of Florida.

Based on the results of the RFLI, on February 19, 2021, the Finance and Economic Resiliency Committee ("FERC") recommended the Administration seek City Commission authorization to prepare a Request for Proposals (RFP) for land leases and development agreements for the development of Class A office space on the three surface lots. On February 24, 2021, the City Commission also discussed the results of the RFLI and directed the Administration to include the 17<sup>th</sup> Street parking garage (parking garage G5) in the forthcoming RFP.

On March 17, 2021, the City Commission adopted Resolution No. 2021-31617, authorizing preparation of an RFP for mixed-use development incorporating Class A office space at four City-owned sites along Lincoln Lane North, including the 17th Street parking garage (G5). On April 8, 2021, the Administration conducted a public industry meeting to promote the RFP and solicit industry input on the proposed projects. Eighty-five (85) participants (excluding City staff and consultants) attended the industry meeting.

The goals of the RFP include:

- (1) encouraging development of Class A office space to meet the growing demand from targeted industries;
- (2) providing world-class commercial space in concert with increasing market demand;
- (3) maintaining parking capacity;
- (4) transforming and activating North Lincoln Lane from a service alley to a vibrant and pedestrian-friendly street with amenities that will enhance the urban experience; and
- (5) connecting the Convention Center District with Lincoln Road.

## **ANALYSIS**

**Scope of the RFP.** The RFP will allow proposals for the development of the four sites defined below and identified in Figure 1.

- **Surface Parking Lot P25**

Lot P25 is approximately 37,116 sf (0.85 acres) and currently provides 86 parking spaces. The land is zoned GU (Government Use), therefore, development is determined by an average of the regulations in the surrounding zoning districts, in this case CD-2 (Commercial Medium Intensity) and CD-3 (Commercial High Intensity). The FAR will depend on the development's lot size and the mix of uses. The maximum height will also be an average of CD-2 (max 60 feet) and CD-3 (max 80 feet) district regulations.

As a standalone site, lot P25 is less than 45,000 square feet and, if developed alone, it would have a maximum FAR of 1.87 and a maximum height of 70 feet. If lot P25 is combined with adjacent lots, the overall lot size could, potentially, exceed 45,000 square feet. If lot P25 were to be combined with an adjacent or abutting site, forming a unified site that exceeds 45,000 square feet, the maximum FAR would increase to 2.12 and a maximum height of 70 feet.

- **Surface Parking Lot P26**

Lot P26 is approximately 48,863 sf (1.12 acres) and currently provides 106 parking spaces. The land is zoned GU (Government Use) and is limited by the adjacent zoning, CD-3 (Commercial High Intensity). Within the CD-3 zoning district, maximum height is 80 feet and properties larger than 45,000 sf have a maximum FAR of 2.75. Therefore, development on

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the entire site could reach a maximum floor area of 134,373 sf.

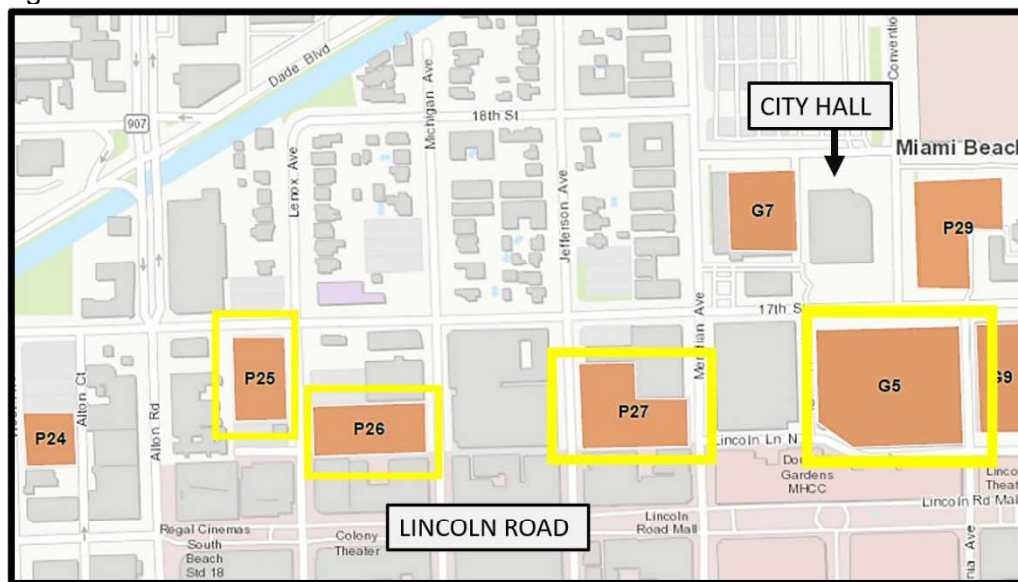
- Surface Parking Lot P27

Lot P27 is approximately 60,202 sf (1.38 acres) which offer a total of 151 parking spaces available to the public. The land is zoned GU (Government Use) and is limited by the adjacent zoning, which in this case is CD-3 (Commercial High Intensity). Within the CD-3 zoning district, maximum height is 80 feet and properties larger than 45,000 sf have a maximum FAR of 2.75. Therefore, development on the entire site could reach a maximum floor area of 165,555 sf.

- 17th Street Garage (G5)

17th Street parking garage is approximately 2.9 acres and contains 1,460 parking spaces among five levels of parking including the rooftop. The property is zoned CCC, Convention Center District. The maximum FAR is 2.75 and the maximum height is 100 feet. The City's Parking and Sanitation Departments currently utilize portions of the garage for operations.

Figure 1.



**Proposal Options.** Proposals will only be considered for the following development options (individual sites or combination of sites):

- Option 1: Parking Lot P25 only
- Option 2: Parking Lot P26 only
- Option 3: Parking Lot P27 only
- Option 4: Parking Garage G5 only
- Option 5: Parking Lots P25 and P26 combined
- Option 6: Parking Lot P27 and Parking Garage G5 combined.

Bidders may only submit proposals for the development of any of the foregoing Proposal Options. Bidders may submit multiple proposals for different Proposal Options, provided that the Bidder submits a separate proposal for each Site Option the Bidder is interested in pursuing. Proposals will be evaluated against other “like” proposals submitted for each Site Option. For

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example, proposals submitted for Option 1 will be evaluated against other proposals for Option 1, and Proposals submitted for Option 2 will be evaluated against other proposals for Option 2, and so forth. The award of any option shall be at the City Commission's sole discretion.

Some relevant sections of the RFP include:

**Priority Uses.** The proposed project must encompass Class A Office space for at least fifty percent (50%) of the available FAR for each Site Option. Project proposals must include a fully activated liner of retail, restaurant, personal service, or similar active uses, along the entire ground floor portions of the project facing a street, sidewalk or Lincoln Lane North. Such liner requirement shall have a minimum depth of 50 feet and the only exceptions to this liner requirement shall be access points for vehicles, as well as emergency access for pedestrians.

**Displaced Parking.** Existing parking spaces displaced by the development(s), in addition to any parking requirements in the City Code applicable to the proposed development, must be included in the proposal(s) submitted and detailed in a project phasing plan so as to avoid disruption. Developer should stage project schedule as to minimize the number of parking spaces displaced during project development. Bidders may propose in-kind replacement parking available to the public at municipal parking rates. Proposals including Parking Garage G5 must demonstrate prioritized parking replacement as part of a project phasing plan.

**Voter Referendum Required For Approval of Lease.** Pursuant to Section 1.03(b)(2) and (3) of the City Charter, the lease of the site for a term of 10 years or greater is subject to approval by a majority of voters voting thereon in a City-wide referendum ("Referendum"). The City will not place the Referendum question on the ballot until the Lease between the City and the Developer is finalized and approved by the City Commission. As a general matter, the City anticipates calling a referendum as part of the scheduled August 2022 or November 2022 election. At the City Commission's sole discretion, the Referendum could potentially be scheduled for a special election on a different date, provided that (1) the Lease is finalized and approved by the City Commission and (2) the Developer pays its pro-rated share (based on total number of questions on the ballot) of the costs of a special election (approximately \$400,000). The Lease shall be contingent upon voter approval in accordance with the City Charter. In the event the Referendum is not successful, the Lease shall be null and void. The surface lots (P25, P26 and P27) require approval from a majority of the voters (i.e. greater than 50%) voting in the referendum. The 17<sup>th</sup> Street Parking Garage (G5) requires approval of at least 60% of voters voting in the referendum.

**Lease.** The maximum Lease Term accepted is 99 years and is intended as a "triple net" lease, 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.

**Prevailing Wages and Local Workforce Requirements.** Pursuant to Section 31-27 of the City Code 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. Pursuant to Section 31-40 of the City Code requires the demonstration of reasonable efforts to promote employment opportunities for local Miami-Dade

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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.

**Art in Public Places.** Developer 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 1.5% 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.

A draft of the RFP is included in Attachment B.

### **FISCAL IMPACT**

The City shall not provide 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 in conjunction with the RFP. The successful proposer will be required to reimburse the City for fifty percent (50%) of 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 \$150,000.

### **SUPPORTING SURVEY**

In the 2019 Business Satisfaction Survey, the availability of parking was listed by respondents as the number one barrier to business prosperity in Miami Beach, with 47% of respondents selecting parking among their top choices. The 2019 Resident Satisfaction Survey found that Lincoln Road was the highest-ranking place in the city that residents enjoy visiting, with 60% of residents selecting it as one of their top choices.

### **CONCLUSION**

The City Manager recommends that the Mayor and Commission authorize the issuance of the Request for Proposals (RFP) for mixed-use developments incorporating Class A office space on City-owned parking lots P25, P26, P27 and parking garage G5.

### **ATTACHMENTS**

Attachment A: Parking Data

Attachment B: Draft Solicitation including Colliers Project Information Document



EC / RW / AD

For Eric Carpenter

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## ATTACHMENT A

### SUPPORTING DATA FOR THE DEVELOPMENT OF SURFACE PARKING LOTS

Parking Department revenue data presented in the table below lends support for pursuing mixed-use development upon the surface lots. Over the past five years, notably during pre-COVID-19 levels of service, the three (3) municipal lots were experiencing incrementally decreasing parking demand year over year. This suggests that open-air surface lots are not the best use of the land and the properties could be leveraged for more dynamic utilization to service the public.

Parking Demand 2016-2020					
	2020	2019	2018	2017	2016
<b>P25</b>	\$ 228,078.08	\$ 383,700.87	\$ 420,478.12	\$ 455,327.09	\$ 511,805.02
<b>P26</b>	\$ 276,164.83	\$ 477,463.64	\$ 541,637.19	\$ 580,134.46	\$ 731,686.71
<b>P27</b>	\$ 378,526.31	\$ 654,961.62	\$ 674,658.86	\$ 684,238.79	\$ 727,094.73
<b>TOTAL</b>	\$ 882,769.22	\$ 1,516,126.13	\$ 1,636,774.17	\$ 1,719,700.34	\$ 1,970,586.46
G5 – transient	\$ 2,038,994.14	\$ 3,847,471.79	\$ 3,273,751.99	\$ 3,087,002.71	\$ 3,532,338.29
G5 – monthly	\$ 696,010.50	\$ 964,666.44	\$ 963,940.19	\$ 966,294.25	\$ 1,119,123.32
<b>G5 - TOTAL</b>	\$ 2,735,004.64	\$ 4,812,138.23	\$ 4,237,692.18	\$ 4,053,296.96	\$ 4,651,461.61

Similarly, the 17<sup>th</sup> Street Garage (G5), constructed in 1975, currently does not present optimal utilization of a City asset anchored at the heart of City Center. Whereas modern municipal garages are required by Code to provide a mixture of active uses (e.g., Sunset Harbour (G10) and 5<sup>th</sup> & Alton (G8)), the outdated design of the 17<sup>th</sup> Street parking structure provides zero public facing uses other than vehicular parking. The absence of active ground floor accessory uses adversely impacts the commercial streetscape connecting pedestrians from Lincoln Road to the Convention Center, Fillmore, and New World Center.

As described in LTC 261-2017, the City Commission directed the review of existing parking facilities, including the 17<sup>th</sup> Street Garage (G5), for potential repurposing as mixed-use garages. Because the facility was designed well over 40 years ago, the Capital Improvement Projects Department determined that significant strengthening of the existing structural systems would be necessary to accommodate floor area for additional uses. Accordingly, the Administration believes that complete redevelopment of this property could provide parking, Class A office space, retail, and/or other vibrant public purposes that would transform this gateway site between Lincoln Road and the Convention Center District.

ATTACHMENT B

REQUEST FOR PROPOSALS (RFP) 2021-173-KB  
FOR MIXED-USE DEVELOPMENTS INCORPORATING CLASS A OFFICE SPACE ON  
CITY-OWNED PARKING LOTS P25, P26, P27 AND PARKING GARAGE G5

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## SECTION 0100                    INSTRUCTIONS TO BIDDERS & GENERAL CONDITIONS

**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 appendices 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](http://www.periscopeholdings.com) or [www.bidsync.com](http://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:

*Bidder* means as any individual or firm submitting a bid or proposal in response to any formal bid or solicitation. The terms *Bidder* and *Proposer* may be used interchangeably throughout this RFP.

*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 & PURPOSE.** The City is interested in diversifying its economy to include a greater mix of businesses, including technology and financial firms. To achieve this goal, the City understands that the amount of Class A office space may need to increase. In general, a Class A building is an extremely desirable investment-grade property with the highest quality construction and workmanship, materials, and systems, significant architectural features, the highest quality finish and trim, abundant amenities, first-rate maintenance and management; usually occupied by prestigious tenants with above-average rental rates and in a desirable location. These properties are most eagerly sought by international and national investors willing to pay a premium for quality and are often designed by architects whose names are immediately recognizable. A Class A building is often considered to be a landmark, either historical, architectural, or both. Buildings of this stature can be one-of-a-kind with unique shape and spacious floor plans, notable architectural design, such as floor-to-ceiling windows and high-end finishes, an excellent location and a definite market presence. Recent data indicates that approximately 1,833,370 square feet (sf) of Class A and B office space exists throughout the City, with vacancy rate of approximately 7.7%.

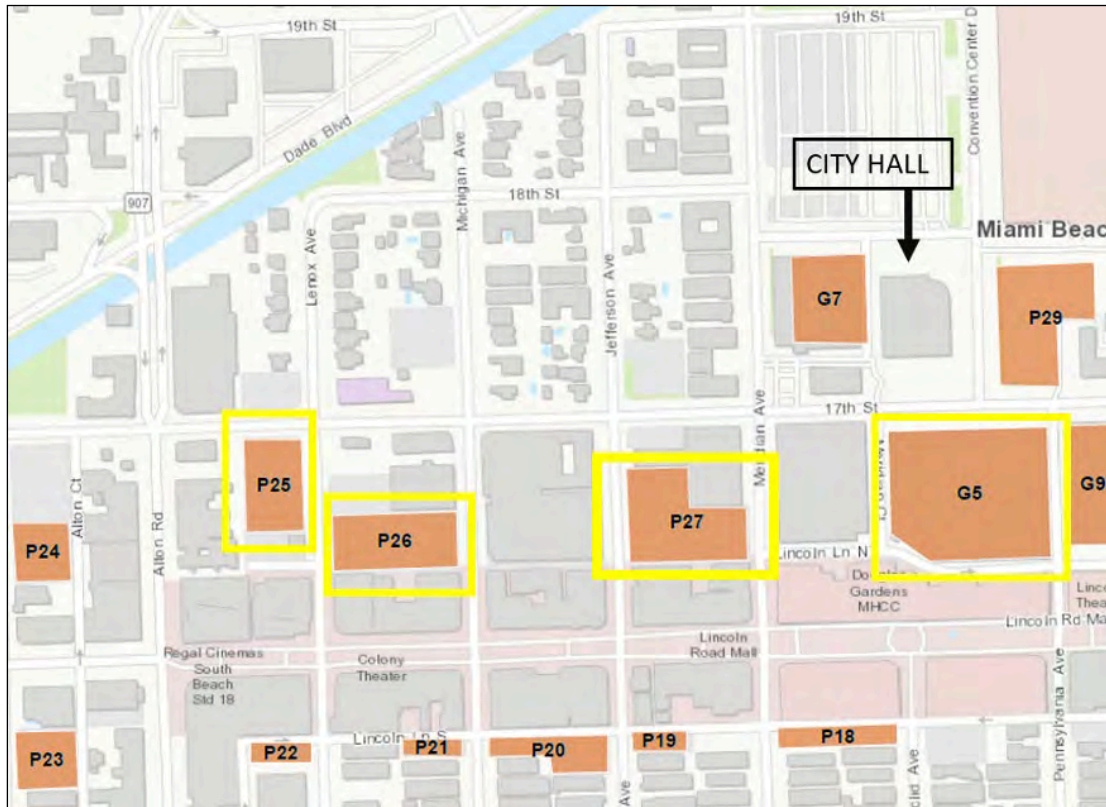
The City owns and operates three surface parking lots and a multi-storied parking garage adjacent to Lincoln Road (see Figure 1), which the City believes may be attractive locations for mixed-use development featuring Class A office space. To gauge the development community's level of interest in developing these properties, the Administration issued RFLI 2021-029-KB seeking expressions of interest from developers for the development of Class A office space on the three parking lots (P25, P26, and P27). The 17<sup>th</sup> Street parking garage (G5) was not included in the RFLI because it was added as a potential development site after the RFLI was issued. The City received a robust response from developers expressing interest in developing Class A office space on the three parking lots.



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Subsequently, the City's Finance and Economic Resiliency Committee recommended that the Administration seek approval from the City Commission to issue an RFP for the development of Class A office space on the parking facilities. On March 17, 2021, pursuant to Resolution No. 2021-31617, the City Commission authorized preparation of an RFP to include the 17<sup>th</sup> Street parking garage (G5) as a potential additional development site, in addition to parking lots P25, P26 and P27. The general location of parking lots P25, P26, P27 and parking garage G5 are depicted in Figure 1 below. Site details for each of the three lots and the parking garage are included in Appendix A.

Figure 1 – Location Map for Parking Lots P25, P26 and P27 and Parking Garage G5



**2.1 PURPOSE.** This Request for Proposals (RFP) is issued by the City of Miami Beach, Florida (the "City") as the means for interested parties to submit their proposals, in accordance with Section 0300, for ground leases and the development of Class A office space on parking lots P25, P26, P27 and the 17<sup>th</sup> Street parking garage known as G5. The project requirements are included in Appendix A. Proposals are to be submitted in accordance with Section 0300. The goals of the RFP include:

1. providing world-class commercial space to meet increasing market demand;
2. encouraging development of Class A office space to meet the growing demand from the tech and financial services industries;
3. maintaining parking while providing alternative and sustainable transportation and mobility options;
4. transforming and activating North Lincoln Lane from a service alley to a vibrant and pedestrian-friendly street;
5. providing an additional connection between Washington Avenue and Alton Road;

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6. connecting the Convention Center District with Lincoln Road;
7. providing additional public benefits where possible; and
8. providing additional pedestrian amenities that will enhance the urban experience.

**3. PROPOSAL OPTIONS.** Proposals will only be considered for the following options (sites or combination of sites) (each, an "Option" or "Site Option"):

- Option 1: Parking Lot P25 only
- Option 2: Parking Lot P26 only
- Option 3: Parking Lot P27 only
- Option 4: Parking Garage G5 only
- Option 5: Parking Lots P25 and P26 combined
- Option 6: Parking Lot P27 and Parking Garage G5 combined.

Bidders may only submit proposals for the development of any of the foregoing Site Options, as further described in Appendix A. Except as provided herein, no other combinations of Site Options will be considered as part of a single proposal. Proposals for any other combination of sites, other than Options 1 through 6, shall be deemed non-responsive and will not be entitled to any further consideration.

Notwithstanding the foregoing, Bidders may submit multiple proposals for different Site Options, provided that the Bidder submits a separate proposal for each Site Option the Bidder is interested in pursuing. For example, Bidder A wishes to submit a proposal to develop a single lot (P27) (Option 3) and a proposal to develop multiple lots (P25 and P26) (Option 5). In this case, Bidder A must submit two proposals - one proposal under Option 3 for the development of P27 and a separate and distinct proposal under Option 5 for the development of P25 and P26.

Proposals will be evaluated in accordance with the criteria established in Section 0400. Proposals will be evaluated against other "like" proposals submitted for each Site Option. For example, proposals submitted for Option 1 will be evaluated against other proposals for Option 1, and Proposals submitted for Option 2 will be evaluated against other proposals for Option 2, and so forth. The award of any Option shall be at the City Commission's sole discretion.

**3.1 Voter Referendum Required.** When preparing proposals, Bidders should consider that following the award of any Site Option under this RFP, the development agreement and ground lease shall be subject to negotiation and separate approval by the City Commission, following duly noticed public hearings. In addition, following approval of the final negotiated documents, the ground lease for each Site Option shall be subject to and contingent upon voter referendum approval under the City Charter. Specifically, a ground lease for any of the properties included as part of Options 1, 2, 3, and 5 shall require approval by a majority of the voters voting in a City-wide referendum pursuant to Section 1.03(b)(2) of the City Charter. A ground lease for the Parking Garage G5 property under Options 4 and 6 shall require approval by 60% of the voters voting in a City-wide referendum, pursuant to Section 1,03(b)(3) of the City Charter. See Appendix A for additional details.

**4. 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](mailto:rafaelgranado@miamibeachfl.gov).



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

RFP Issued	June 25, 2021
Pre-Proposal Meeting <b>This meeting will be held via web conference in accordance with Sub-section 7.</b>	July 14, 2021 at 10:00am EST
Deadline for Receipt of Questions	August 24, 2021 at 5:00pm EST
<b>Responses Due (See Sec. 6 below)</b>	November 15, 2021 at 3:00pm EST
Evaluation Committee Review	October 2021
Bidder Presentations	October 2021
Tentative Commission Approval Authorizing Negotiations	To be determined.
Public Outreach	To be determined.
Contract Negotiations*	Following Commission Approval

\*Final negotiated contract shall require approval by the City Commission.

**6. 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](mailto: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.

**7. 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](mailto:RafaelGranado@miamibeachfl.gov); or via facsimile: 786-394-4188.**

The Proposal 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.

Only if deemed necessary by the City, a pre-proposal meeting or site visit(s) may be scheduled. Attendance for the pre-proposal meeting **shall be via telephone** and recommended as a source of information but is not mandatory.



Bidders interested in participating in the Pre-Proposal Meeting must follow these steps:

To join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

(1) Dial the TELEPHONE NUMBER: 1 786-636-1480 (Toll-free North America)

(2) Enter the MEETING NUMBER 229 430 312#

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

**8. PRE-PROPOSAL INTERPRETATIONS.** Oral information or responses to questions received by prospective Bidders 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 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. Written questions should be received no later than the date outlined in the **Anticipated RFP Timetable** section.

**9. BIDDER'S RESPONSIBILITY.** Before submitting a response, each Bidder 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 Bidder 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 Bidder.

**10. 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 shall be disclosed, as provided for in the Lease (attached as Appendix E hereto).

b. **Successful Bidder Required to Create Single Purpose Entity To Serve as Contract Entity.** The successful Bidder shall be required to, prior to execution of the Lease, create a single purpose entity (such as a limited liability company) to serve as the entity that enters into the Lease 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.

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

The City Manager may recommend to the City Commission the Bidder(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.

**12. NEGOTIATIONS.** Following selection, the City reserves the right to enter into negotiations with the selected Bidder(s). Notwithstanding the preceding, the City is in no way obligated to enter into a contract with any selected Bidder and may cease negotiations at any time. It is also understood and acknowledged by Bidders 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. During the negotiation process the City reserves the right to request a best and final offer from the Bidders with whom the City is in negotiations.

**13. PREVAILING WAGE RATES.** Section 31-27 of the City Code requires that in all non-federally funded construction contracts in excess of one million dollars to which the City of Miami Beach is a party, 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.

**14. 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 D.

**15. 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.

**16. 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.

**17. 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.

**18. 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.

**19. 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.

**20. 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.

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**21. 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**

**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 F.

**2. SUBMITTAL OF REQUIRED FORMS.** Failure to submit the following required forms **WITH THE PROPOSAL** shall result in a determination of non-responsiveness. Non-responsive proposals will not be considered.

1. Bid Submittal Questionnaire (Periscope S2G). Failure to submit the Bid Submittal Questionnaire **WITH THE PROPOSAL** (or on or before the deadline for proposal submittal) shall result in a determination of non-responsiveness.
2. Financial Proposal (Tab 6). Failure to submit the Financial Proposal (Tab 6) **WITH THE PROPOSAL** (or on or before the deadline for proposal submittal) 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	Required Documents
<p><b>1.1 Cover Letter and Table of Contents.</b> Include a cover letter that, at a minimum, clearly indicates the following information.</p> <p style="padding-left: 20px;"><b>1.1.1. Site Option.</b> Indicate the site option for which the proposal is being submitted (Options 1 – 6). No other combination of sites will be considered. Proposals for any other combination of sites will be deemed non-responsive and will not be considered. If Bidder is seeking to submit proposals for more than one option, a separate and distinct proposal must be submitted for each option.</p>	

**1.1.2. 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 14.

**1.1.3. Principals.** Submit a list of all principals for the Bidder and all key team member firms (the developer, builder, key architecture/engineering firm, and firms providing capital or financing). This information is not necessary for sub-contractors of the general contractor.

**1.1.4. 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, either directly or indirectly, an interest of ten (10%) percent or more in the Bidder entity or any of its affiliates.

**1.2 Organizational Chart.** Include an organizational chart that depicts the Bidder's role (or the joint venture partners) and the role of all other key team member firms, including the developer, builder, key architecture/engineering 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.

**1.2.1 Key Personnel.** Identify all key personnel of the developer, builder, key architect/engineer 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.

**1.5 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 (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.

## **TAB 2**    **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. (recommend 1 page)

**2.1.2. Previous Class A Office Development Experience of the Bidder.** For the Bidder and/or its principals, provide evidence of Class A office 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 (recommend one (1) page).

**2.2.2. Previous Similar Experience of the Design Team.** For the prime Design Team and/or its principals, provide evidence of Class A office 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 any 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:** 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.** For the other key firms and/or their principals, provide evidence of Class A 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 Unique Qualifications.** Identify any additional or unique resources, capabilities, or assets which the Bidder and its team would bring to this Project.

**TAB 3    Programming**

Include detailed responses to the following:

**3.1 Class A Office Space.** Indicate the floor area and percentage of the building's entire floor area intended for use as Class A office space.

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

**3.3 Replacement of Existing Parking.** Indicate the number of existing parking spaces that will be replaced within the proposed project. Explain how the project schedule will be staged to minimize the number of parking spaces displaced during project development.

**3.4 Required Parking.** In addition to the replacement of existing parking, indicate how the Bidder will comply with existing parking requirements for the proposed program.

**3.5 Tenant Mix.** Identify which type of tenants, whether business industries, retailers, or otherwise, the proposed project will attract and be marketed to, and how Bidder arrived at this information. Identify the proposed marketing strategy to attract the targeted tenant mix.

**TAB 4    Design & Resiliency**

**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. If parking garages are retrofitted or rebuilt, describe how these will become Parksmart certified.

**4.3 Project Timeline.** Provide a comprehensive development timeline (subdivided into phases, if necessary), identifying the estimated length of time to reach milestones, including: commencement, staging of parking during construction and completion of construction and any contingencies that may affect this timeline. Address the specific parking plan timeline and how the disruption and diminution of parking during construction/development will be mitigated.

**TAB 5 Public Benefit**

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 technology, financial or other business services firms, that diversify the City's economy.
- increasing City revenue beyond the remuneration included in the financial proposal.
- other significant community benefits, including but not limited to providing opportunities to further social equity (e.g. design to provide access to wifi, co-working space, studying space, community meeting space for underserved communities and minority-owned businesses).

**TAB 6 Financial Proposal**

**6.1 Remuneration to the City.** Submit detailed schedule, including initial payment and ongoing annual payments to the City 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) summary of any other payments or compensation proposed;
- 5) summary of any credits or assistance requested from the City.

**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) including any rent concessions and Tenant Improvement (TI) allowances.

**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 (1.5% 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)**

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 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 a Template Lease Agreement. 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.

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## **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.

**1.1 EVALUATION OF SITE OPTIONS.** Proposals will be evaluated against other “like” proposals. For example, proposals submitted for Option 1 will be evaluated against other proposals for Option 1, and Proposals submitted for Option 2 will be evaluated against other proposals for Option 2, and so forth.

**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.

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

*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.

	<b>Bidder A</b>	<b>Bidder B</b>	<b>Bidder C</b>
<b>Committee Member 1</b>	Qualitative Points	82	76
	Quantitative Points	22	15
	Total	104	91
	Rank	1	3
<b>Committee Member 2</b>	Qualitative Points	79	85
	Quantitative Points	22	15
	Total	101	100
	Rank	1	2
<b>Committee Member 2</b>	Qualitative Points	80	74
	Quantitative Points	22	15
	Total	102	89
	Rank	1	2
<b>Low Aggregate Score</b>	<b>3</b>	<b>7</b>	<b>8</b>
<b>Final Ranking*</b>	<b>1</b>	<b>2</b>	<b>3</b>

**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.



# APPENDIX A

# MIAMI BEACH

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## Project Requirements

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2021-173-KB  
FOR THE DEVELOPMENT OF CITY-OWNED PARKING  
LOTS P25, P26, P27 AND PARKING GARAGE G5

PROCUREMENT DEPARTMENT  
1755 Meridian Avenue, 3<sup>rd</sup> Floor  
Miami Beach, Florida 33139

**C1. Scope of Project.** The Project includes potential development of parking lots P25, P26, P27 and parking garage G5 (each, a "Site"). The three parking lots and the parking garage are currently used as municipal parking facilities available for public use. Following is a brief summary of each Site. However, Bidder is solely responsible for conducting its own due diligence.

**1. Site Descriptions:**

**Surface Parking Lot P25**

Lot P25 is comprised of five (5) tax folios approximately measuring a combined 37,116 sf (0.85 acres) which provide a total of 86 parking spaces available to the public. The land is zoned GU, Government Use. The development regulations for GU district properties consist of an average of the requirements contained in the surrounding zoning districts, which in this case are the CD-2, Commercial Medium Intensity, and CD-3, Commercial High Intensity, districts. The FAR will be an average of the CD-2 (max 1.5-2.0 FAR) and CD-3 (maximum 2.25 - 2.75 FAR) district regulations. and will depend on the actual lot size, as well as the mix of uses. The maximum height will also be an average of the CD-2 (maximum 60 feet) and CD-3 (maximum 80 feet) district regulations. If Lot P25 is combined with adjacent lots, the overall lot size could, potentially, exceed 45,000 square feet. As a standalone site, Lot P25 is less than 45,000 square feet and, under this scenario, it would have a maximum FAR of 1.87 and a maximum height of 70 feet. If Lot P25 were to be combined with an adjacent or abutting site, forming a unified site that is greater than 45,000 square feet, the maximum FAR would increase to 2.12, with a maximum height of 70 feet.

**Surface Parking Lot P26**

Lot P26 is comprised of six (6) tax folios approximately measuring a combined 48,863 sf (1.12 acres) which offer a total of 106 public parking spaces. The land is zoned GU, Government Use and is limited by the adjacent zoning, which in this case is CD-3, Commercial High Intensity. Within the CD-3 zoning district, maximum height is 80 feet and properties larger than 45,000 sf have a maximum FAR of 2.75. Therefore, redevelopment on the entire site could reach a maximum floor area of 134,373 sf.

**Surface Parking Lot P27**

Lot P27 is comprised of seven (7) tax folios approximately measuring a combined 60,202 sf (1.38 acres) which offer a total of 151 parking spaces available to the public. The land is zoned GU, Government Use and is limited by the adjacent zoning, which in this case is CD-3, Commercial High Intensity. Within the CD-3 zoning district, maximum height is 80 feet and properties larger than 45,000 sf have a maximum FAR of 2.75. Therefore, redevelopment on the entire site could reach a maximum floor area of 165,555 sf.

**Parking Garage G5**

17<sup>th</sup> Street Parking Garage is approximately 2.9 acres. It has five (5) levels of parking including the rooftop and contains 1,460 parking spaces. It is zoned CCC, Convention Center District. The maximum FAR is 2.75 and the maximum height is 100 feet. The City's Parking and Sanitation Departments currently utilize a portion of the garage for operations. The City will vacate the garage as part of a phased development process as determined by the Lease.

## 2. Site Options

Bidders may submit proposals for the development of a single site, or a combination of sites as follows:

- Option 1: Parking Lot P25 only
- Option 2: Parking Lot P26 only
- Option 3: Parking Lot P27 only
- Option 4: Parking Garage G5 only
- Option 5: Parking Lots P25 and P26 combined
- Option 6: Parking Lot P27 and Parking Garage G5 combined.

Bidders may also submit multiple proposals providing that Bidder submits a separate proposal for each site or site combination option (1 - 6) in accordance with the instructions in Section 0300, Tab 1 – 8. **Project requirements will be evaluated based on individual proposals and not a combination of proposal options (See Section 0100, No.3 Proposal Options).**

### 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 fifty percent (50%) of 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 \$150,000.
3. **Displaced Parking:** Existing parking spaces displaced by the development(s), in addition to any parking requirements in the City Code applicable to the proposed development, must be included in the proposal(s) submitted and detailed in a project phasing plan so as to avoid disruption. **Developer should stage project schedule as to minimize the number of parking spaces displaced during project development.** Bidders may propose in-kind replacement parking available to the public at municipal parking rates. Proposals including Parking Garage G5 must demonstrate prioritized parking replacement as part of a project phasing plan.
4. **Priority Uses:** The proposed project must encompass Class A Office space for at least fifty percent (50%) of the available FAR for each Site Option. Project proposals must include a fully activated liner of retail, restaurant, personal service, or similar active uses, along the entire ground floor portions of the project facing a street, sidewalk or Lincoln Lane North. Such liner requirement shall have a minimum depth of 50 feet and the only exceptions to this liner requirement shall be access points for vehicles, as well as emergency access for pedestrians.
5. **Voter Referendum Required For Approval of Lease:** Pursuant to Section 1.03(b)(2) and (3)

of the City Charter, the lease of the site for a term of 10 years or greater is subject to approval by a majority of voters voting thereon in a City-wide referendum ("Referendum"). The City will not place the Referendum question on the ballot until the Lease between the City and the Developer is finalized and approved by the City Commission. As a general matter, the City anticipates calling a referendum as part of the scheduled August, 2022 or November, 2022 election. At the City Commission's sole discretion, the Referendum could potentially be scheduled for a special election on a different date, provided that (1) the Lease is finalized and approved by the City Commission, and (2) the Developer pays its pro rata share (based on total number of questions on the ballot) of the costs of a special election (approximately \$400,000). The Lease shall be contingent upon voter approval in accordance with the City Charter. In the event the Referendum is not successful, the Lease shall be null and void. The surface lots (P25, P26 and P27) require approval from a majority of the voters (i.e. greater than 50%) voting in the referendum. The 17<sup>th</sup> Street Parking Garage (G5) requires approval of at least 60% of voters voting in the referendum.

6. **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 (net-net-net), 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.
7. **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.
8. **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.
9. **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.
10. **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).
11. **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.

12. **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 1.5% 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.

13. **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.

14. **Development and Ground Lease Agreement:** The form of the City's Development and Ground Lease Agreement is attached as Appendix D hereto, and incorporates, among other terms, the Project requirements outlined in Appendix A, among other terms proposed by the City, including with respect to the following:

14.1. Term of the Agreement.

14.2. Lease payment and related terms.

14.3. Developer's evidence to City of the required private debt and equity financing.

14.4. Mechanisms for funding Developer's equity and private debt.

14.5. Coordination of scheduling of construction of the Project.

14.6. The outside date by which all conditions for possession of the Site must take place; outside date for Developer's construction loan closing; target dates for construction, including outside date for commencement of construction and completion of construction, and opening date for the Project.

14.7. City Commission approval of transfers affecting either a sale of the project or a direct or indirect controlling interest in lessee;

14.8. Design development and planning for the Project, including:

- a. The Developer's responsibility for the planning, design, development and construction of the Project, including the selection, engagement and payment of architects, consultants, contractors, subcontractors and others engaged in connection with planning, development and construction of the Project.
- b. The City's role, in its proprietary capacity, in reviewing and providing input to the conceptual plans, design development plans, and final plans and specifications relating to the Project. The Lease will require prior City approval of any material change to the City approved plans. Notwithstanding the foregoing, the Developer shall be solely responsible for obtaining all required final, non-appealable approvals in accordance with the City's Land Development Regulations.
- c. Adherence to the minimum parking requirement and applicable height restriction (unless amendments to the Land Development Regulations are proposed).
- d. Developer's obligation with regard to construction, operation, and maintenance of the Project.

14.9. Execution of Ancillary Agreements

- 15. 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

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## Colliers Project Information Document

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REQUEST FOR PROPOSALS (RFP) 2021-173-KB  
FOR MIXED-USE DEVELOPMENTS  
INCORPORATING CLASS A OFFICE SPACE  
ON CITY-OWNED PARKING LOTS P25, P26,  
P27 AND PARKING GARAGE G5

PROCUREMENT DEPARTMENT  
1755 Meridian Avenue, 3<sup>rd</sup> Floor  
Miami Beach, Florida 33139



Lenox Lot P25

Michigan Lot P26

Meridian Lot P27

17th Street Parking Garage G5

Class A Office Redevelopment Opportunity

MIAMI BEACH

**Request for Proposals (RFP) 2021-173-KB**  
For The Development of City-Owned Parking Lots  
P25, P26, P27 and Parking Garage G5



## Contact Us

### **Ken Krasnow**

Vice Chairman, Institution Investors  
Services | Florida  
+1 786 517 4990  
ken.krasnow@colliers.com

### **Warren Weiser**

Vice Chairman, Capital Markets | Florida  
+1 305 779 3150  
warren.weiser@colliers.com

### **Harry Bylden**

Executive Director, Capital Markets |  
South Florida  
+1 305 779 3176  
harry.blyden@colliers.com

### **Bastian Lagerbauer**

Director | South Florida  
+1 561 281 6656  
bastian.lagerbauer@colliers.com

### **Brooke Berkowitz**

Director | South Florida  
+1 954 652 4633  
brooke.berkowitz@colliers.com





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06 The Purpose

07 Opportunity Details

10 Area Overview

12 New Developments

14 Market Overview

# Executive Summary

Colliers, on behalf of the City of Miami Beach, Florida (the "City"), is pleased to present the opportunity for prospective Bidders to submit their qualifications, proposed scopes of work and financial proposals for the development of Class A office on City-owned parking lots known as Lenox Lot P25, Michigan Lot P27, Meridian Lot P27 and the 17th Street Parking Garage G5.

Located in the heart of a world-class retail and entertainment district, office space in Miami Beach and is in high demand due to its proximity to Lincoln Road's promenade of 200-plus retail shops and restaurants, as well as the numerous luxury hotel offerings nearby catering to corporate clients.

The City of Miami Beach envisions the development of a transformative Class A office project that would activate North Lincoln Lane and create an urban pedestrian-friendly experience. The City is seeking proposals with a creative approach to the projects that not only enhances the skyline and office inventory of Miami Beach but also the connectivity of Lincoln Road to the Miami Beach Convention Center.

The City is committed to encouraging the continued development of a diverse, vibrant and pedestrian-friendly Lincoln Road. The opportunity provides a dynamic setting for businesses, area residents, the visiting public, arts and entertainment.



## Lenox Lot P25

Lenox Lot P25 is comprised of five tax folios measuring a combined 37,116 square feet (0.85 acres) which provide a total of 86 parking spaces available to the public.



## Meridian Lot P27

Meridian Lot P27 is comprised of seven tax folios measuring a combined 60,202 sf (1.38 acres) which offer a total of 151 parking spaces available to the public.



## Michigan Lot P26

Michigan Lot P26 is comprised of six tax folios measuring a combined 48,863 square feet (1.12 acres) which offer a total of 106 public parking spaces.



## 17th Street Parking Garage G5

17th Street Garage situated on ±2.92 acres of land and offers a total of 1,460 parking spaces available to the public.





17th Street Parking Garage G5

Meridian Lot P27

Michigan Lot P26

Lenox Lot P25

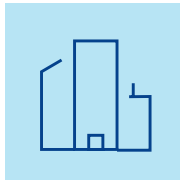
Lincoln Road Mall

17th Street

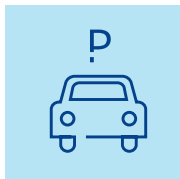
# City of Miami Beach Objectives



Provide world-class commercial space to meet increasing market demand



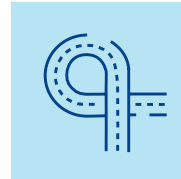
Encourage development of Class A office space to meet the growing demand from the tech and financial services industry



Maintain parking while providing alternative and sustainable transportation options



Transform and activate North Lincoln Lane from a service alley to a vibrant and pedestrian-friendly street



Provide an additional connection between Washington Avenue and Alton Road



Connect Convention Center District with Lincoln Road



Provide additional public benefits where possible



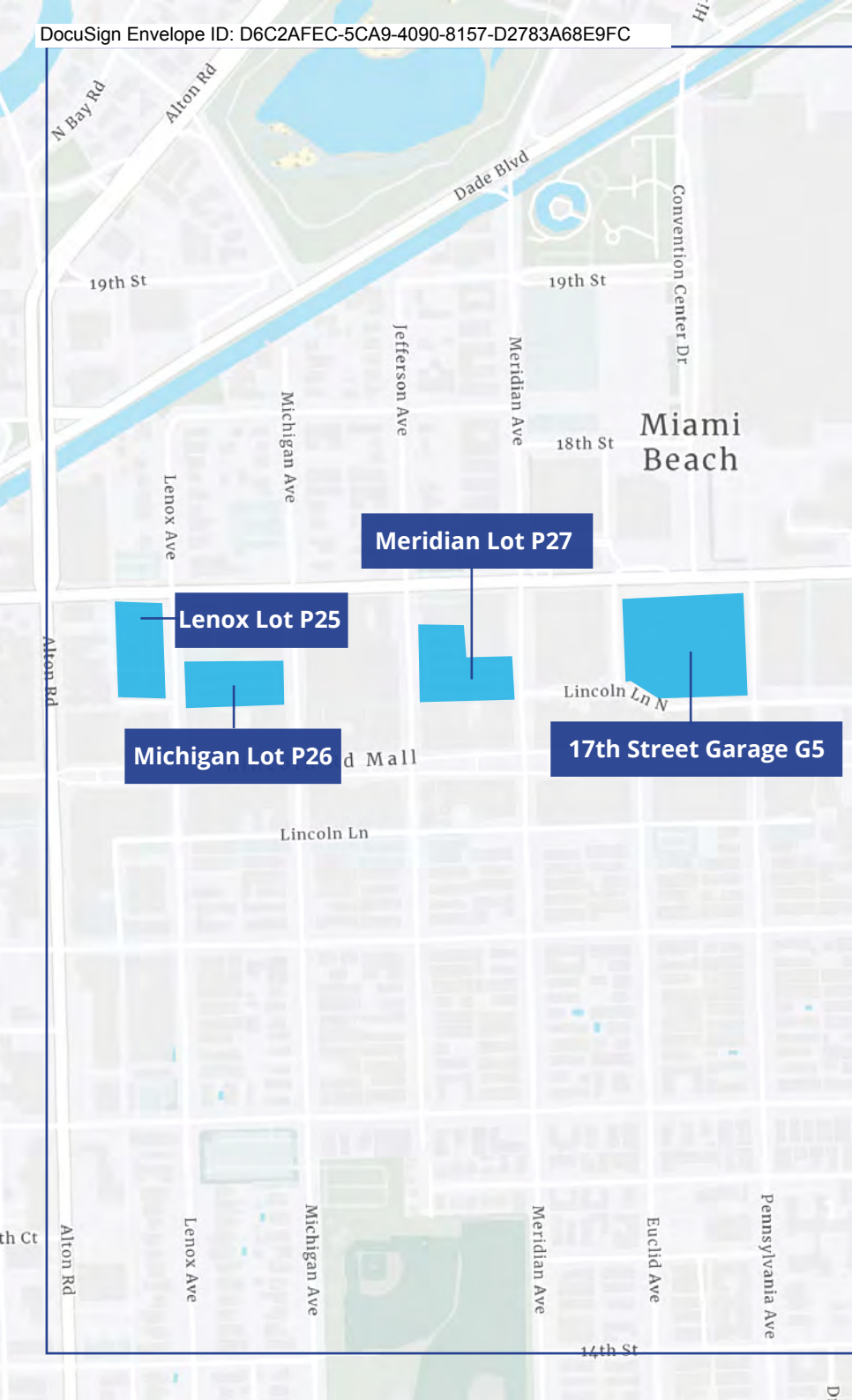
Provide additional pedestrian amenities that will enhance an urban experience

# General Information

The City utilizes Periscope S2G (formally known as BidSync) ([www.periscopeholdings.com](http://www.periscopeholdings.com) or [www.bidsync.com](http://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.

[VIEW CITY RFP REQUIREMENTS](#)





# The Purpose

The City of Miami Beach is seeking proposals from qualified local, national and international developers for the development of Class A office space on the Lenox Lot 25, Michigan Lot P26, Meridian Lot P27 Parking Lots and the 17th Street Parking garage.

The development is to solidify and further expand Lincoln Road as one of the world's premier pedestrian-friendly and urban destinations for its residents and visitors. This opportunity will allow developers to capitalize on the growing number of companies that are relocating and expanding into the region in search of lower taxes, improved quality of life and a business friendly environment.

Proposers' may bid according to the following scenarios :

1. Parking Lot P25 only
2. Parking Lot P26 only
3. Parking Lot P27 only
4. Parking Garage G5 only
5. Parking Lots P25 and P26 combined
6. Parking Lot P27 and Parking Garage G5 combined.

The proposed conceptual design is expected to further the City's design standards, and continue the City's legacy as a home to many architecturally significant buildings. It is further expected that the conceptual design of the project will be architecturally harmonious with the surrounding area, including Lincoln Road, New World Symphony and Soundscape Park.

# Opportunity Details



1. Lenox Lot P25



2. Michigan Lot P26



3. Meridian Lot P27



4. 17th Street Parking Garage G5

<b>Folios</b>	02-3234-004-0910 02-3234-004-0900 02-3234-004-0890 02-3234-004-0880 02-3234-004-0870	02-3234-004-0820 02-3234-004-0830 02-3234-004-0840 02-3234-004-0730 02-3234-004-0720 02-3234-004-0710	02-3234-007-0630 02-3234-007-0640 02-3234-007-0650 02-3234-007-0660 02-3234-007-0670 02-3234-007-0570 02-3234-007-0560	02-3227-000-0090
<b>Total Size</b>	37,116 SF (0.85 acres)	48,863 SF (1.12 acres)	60,202 SF (1.38 acres)	±2.92 acres
<b>Parking</b>	86 public spaces	106 public spaces	151 public spaces	5-levels of parking, 1,460 spaces
<b>Zoning</b>	GU, Government Use, and is an average of the adjacent zoning, CD-3, Commercial High Intensity and CD-2, Commercial Medium Intensity	GU, Government Use, and is limited by the adjacent zoning, CD-3, Commercial High Intensity	GU, Government Use, and is limited by the adjacent zoning, CD-3, Commercial High Intensity	CCC (Civic and Convention Center District)
<b>Development Potential</b>	Within the CD-2 district the maximum height is 60 feet. Within the CD-3 zoning districts, maximum height is 80 feet and properties equal to or less than 45,000 SF have a maximum FAR of 2.25. Applying the blend of 1.87 FAR, redevelopment on the entire site could potentially reach a maximum built floor area of 83,511 SF.	Within the CD-3 zoning district, maximum height is 80 feet and properties larger than 45,000 SF have a maximum FAR of 2.75. Therefore, redevelopment on the entire site could reach a maximum floor area of 134,373 SF.	Within the CD-3 zoning district, maximum height is 80 feet and properties larger than 45,000 SF have a maximum FAR of 2.75. Therefore, redevelopment on the entire site could reach a maximum floor area of 165,555 SF.	The maximum FAR is 2.75 and the maximum height is 100 feet.



10

City of Miami Beach RFP | Colliers

Downtown Miami

Edgewater

Interstate 195

Port Miami

Venetian Island

Brickell

Belle Isle

Sunset Harbour

Alton Road

Lincoln Road Mall

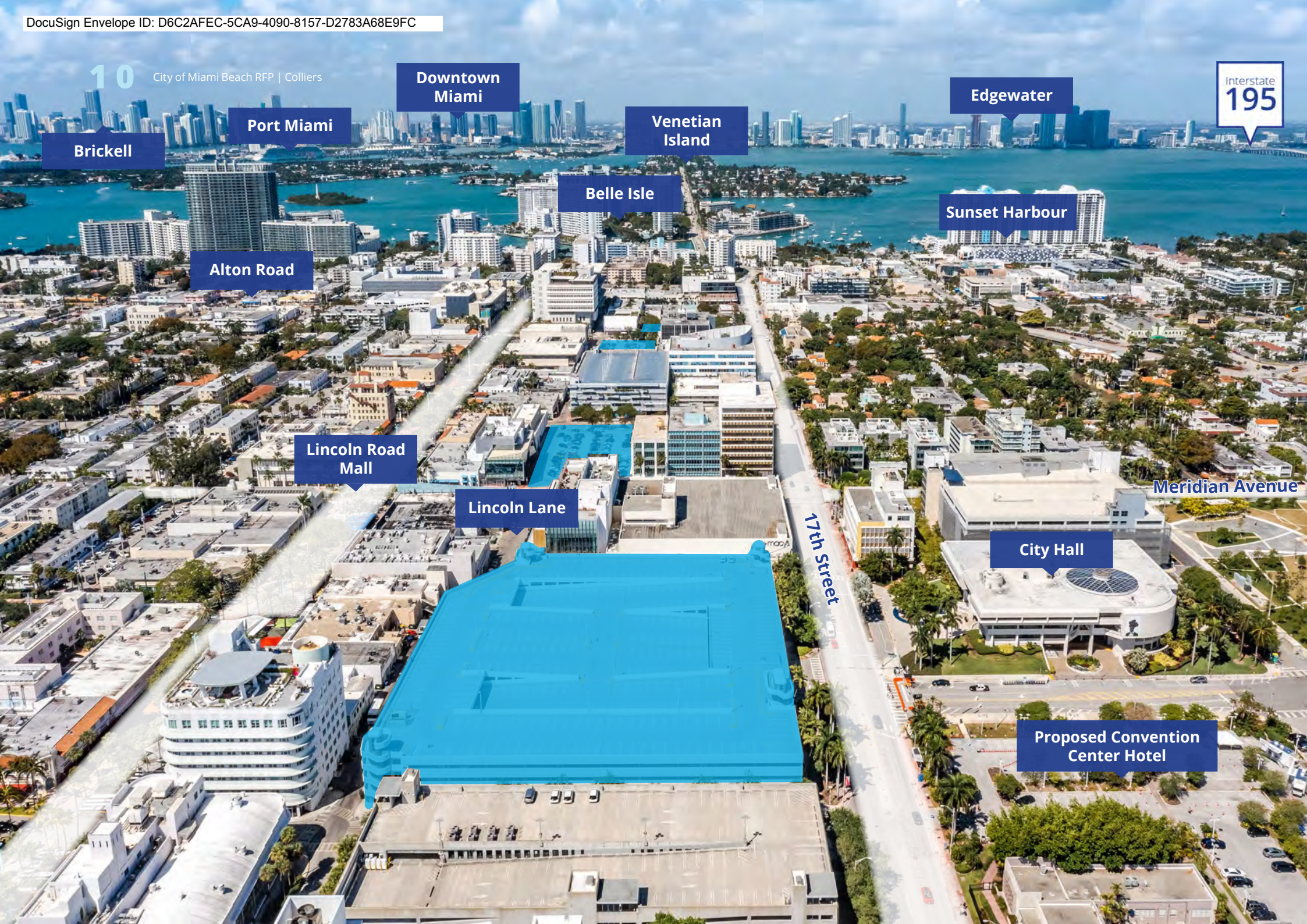
Lincoln Lane

17th Street

Meridian Avenue

City Hall

Proposed Convention Center Hotel





Miami Beach Chamber

Pride Park

Miami Beach Convention Center

City Hall

The Fillmore Miami Beach

Lincoln Road Mall

Dade Boulevard

17th Street

# Area Overview

## Miami Beach Overview

Miami Beach is a major tourist destination with a rich culture, art and history, including 7 miles of beaches, 3 golf courses, and 20 parks. Miami Beach is best known as a tourist-friendly vacation hot spot that welcomes visitors as world travelers, celebrities and locals alike. Miami Beach is seen as a trend-setting arts and entertainment mecca, and a shopping and cultural wonder by visitors. The economic growth has brought refurbishment to the Art Deco Historic District, modernized transportation infrastructure and a new way of life that features arts, culture, sports and entertainment.

Miami Beach is one of the strongest retail trade markets in Miami-Dade County due to the high traffic of visitors as well as full-time and seasonal residents. Retail assets in Miami Beach are receiving major investor attention thanks in part to solid demographics and strong development activity. Developers are focusing on urban-core submarkets, as well as the dense population of high-income spenders. Retailers have noticed this trend and intend to follow the metro's fastest-growing urban neighborhoods like Miami Beach. This is one reason why retail space in Miami Beach is in high demand, especially if located in the proximity of Lincoln Road, the world-class entertainment and retail district. Rents in Miami Beach's major retail corridors can achieve above \$300 per square foot with vacancy expected to stay well below national historical averages.



## Lincoln Road

Located in the heart of a world-class entertainment district, office and retail space in Miami Beach is in high demand due to its proximity to Lincoln Road's promenade of 200-plus retail shops and restaurants, as well as the numerous luxury hotel offerings nearby catering to corporate clients. South Beach's crown jewel, Lincoln Road Mall, is a ten-block mecca of shopping, dining and entertainment. Lincoln Road is constantly bustling with a mix of locals and tourists, which creates an unmistakable energy and an ultimate spot for people-watching. Shopping is a main draw at Lincoln Road, with the mall showcasing major national and international stores, unique offerings not found in other cities, art galleries, souvenir and cigar shops. Miami Beach is one of the strongest retail trade markets in Miami-Dade due to the high traffic of visitors as well as the full-time and seasonal residents. A retail and culinary hot spot, Lincoln Road, has been known to achieve rents above \$300 per square foot for prime locations.

### Lincoln Road Retail:

**55**  
properties

**993K**  
inventory

**\$125.55<sub>NNN</sub>**  
Asking Rate

**20%**  
Vacancy Rate

Source: Costar, Colliers

### Miami-Dade County Retail:

**2,502**  
properties

**101.3<sub>M</sub>**  
SF inventory

**4.3%**  
Vacancy Rate

**\$36.84<sub>NNN</sub>**  
Asking Rate



# Miami Beach Convention Center

The Miami Beach Convention Center has recently undergone a \$620 million renovation. The improvements include the addition of 263,000 square feet of space, 10 new meeting rooms and LEED Silver certification, which is granted to environmentally friendly buildings. The renovation brings the facility's total to 1.43 million square feet. Upgrades to the Convention Center were crucial to make the aging facility competitive in the crowded but lucrative convention industry. Officials hope the redevelopment of the convention center will help boost Miami-Dade's \$26 billion tourism industry, helping it to grab a greater share of the U.S. meetings industry, which generated \$325 billion in 2016.



## Miami Convention Center Hotel

In late 2018, Miami Beach voters approved a plan to build a convention center hotel after two previous efforts to get a hotel project off the ground failed. Voters authorized the lease of city land and the construction of an 800-room hotel that will connect to the convention center, which allows Miami Beach to execute a previously negotiated ground lease already approved by the City Commission. According to the terms of the lease agreement, the hotel will have to pay Miami Beach either fixed rent totaling \$16.6 million over the first 10 years or a percentage of hotel revenue, whichever is greater. Grand Hyatt committed to the developers to oversee hotel operations when the hotel opens. Miami Beach estimates that the city will also collect \$96 million in taxes from the hotel over 30 years.

The current Convention Center hotel design, located at the corner of 17th Street and Convention Center Drive, includes many amenities including a resort-style pool deck, fitness center and ballrooms. The completion of the Convention Center District with a privately-financed hotel will spur economic growth, attract world-class events, strengthen infrastructure with an eye toward resiliency, and improve quality of life by reducing traffic and funding education.





Miami Beach  
Convention Center

17th Street

17th Street Parking Garage G5

Lincoln Lane

# Market Overview

Located along the southeastern tip of the Florida peninsula, Miami-Dade County is the most populous metropolitan area with 2.8 million residents and part of the second-most populous metropolis in the southeastern U.S. According to the Census Bureau, Miami's metro area is the eighth-most populous in the U.S. with a population of around 6.1 million

Often referred to as the Gateway to Latin America or the Manhattan of the South, Miami-Dade is a major center and leader in tourism, finance, commerce, culture, media, entertainment, the arts, and international trade. Attracted by the premier business climate, friendly tax environment, startup activity, impressive job growth and structural assets, nearly 12,800 companies have begun operations in Miami in the last 10 years. The region is home to 1,400 multinational companies drawn by Miami's international platform for business growth. Miami continues to be attractive to U.S. companies since tax reform changes were announced as executives seek favorable tax terms and a tropical climate. The Miami region has consistently ranked among FDI's Top 10 Major American Cities of the Future for its connectivity and business friendliness.

Miami-Dade County is a global leader in tourism featuring the world's largest cruise terminal, Port of Miami, lending to the reference to Miami as the "Cruise Capital of the World." PortMiami welcomes nearly 6 million cruise passengers each year, more than any other port in the world, accommodating some of the world's largest cruise ships and operations. Miami-Dade is also home to one of the busiest airports in the world, Miami International Airport, transporting approximately 46 million passengers in 2019. Furthermore, Miami International Airport ranks as the number one airport in the U.S. for international freight, fueling the County's strong industrial market, which will become increasingly important as economies and markets recover from the COVID-19 pandemic.



## Market Highlights



### Tourism

- PortMiami is the #1 cruise port in the world
- #1 airport (MIA) in US for International Freight
- #3 airport (MIA) in the US for International Passengers
- In February 2021, Miami was the only market to reach over \$200 ADR and over \$100 RevRAP



### International Trade

- #1 airport (MIA) in the US for international freight
- #1 East Coast port to Be Ready for Post Panamax Ships
- International trade supports over 100,000 jobs in Miami-Dade County
- Miami Customs District remains one of very few districts that enjoy a trade surplus in the U.S.



### Largest Diverse Market

- 2.8 Million Residents
- More than 100 Countries Represented
- 100+ Languages Spoken
- 39 Median Age



# Miami-Dade Overview



## Business Friendly

- NO Personal Income Tax
- LOW Corporate Income Tax
- #2 Best State for Business, Chief Executive Magazine
- Top 5 Most Competitive Metro Areas, CareerBuilder
- #6 Small Business Activity in the U.S., Kauffman Foundation
- Multi-Billion Dollar Infrastructure Investments

## Talent Pipeline

- 250,000+ College Students
- 2 Research Universities
- 4th Largest School District in the U.S.
- 1.4 Million in Labor Force

## South Florida “Technology Corridor of the Americas”

- Nearly 80,000 information & communication technology workers
- Home to the most startup activity in the U.S.
- Almost half the population under 40
- 3 international airports with 2,000+ daily flights
- Large and growing talent pool for all sectors of technology
- Excellent higher education pipeline

# Miami-Dade Overview



## Quality of Life

- 800 Parks
- 50+ Museums, Theatres & Cultural Centers
- 76 Average Temperature
- 4 Professional Sports Teams
- #1 Healthy Lifestyle in FL and #4 in the U.S., Livability.com



## Global Business Hub

- #2 International Banking Center in the U.S.
- #2 Foreign Consulates and Trade Offices in the U.S.
- 1,000+ Multi-National Companies
- #1 Container Port in Florida (Port Miami)
- #1 International Freight (Miami International Airport)
- #3 International Passengers (Miami International Airport)



## Innovation Destination

- #1 Startup Activity in the U.S., Kauffman Foundation
- Millennial Hotspot, Realtor.com
- Network Access Point of the Americas
- Home to Emerge Americas
- "Smart City", AT&T

## Miami Beach - Class A & B

# Office Submarket Overview

The Miami Beach submarket has 64 office buildings that is comprised of 3.7 million square feet of Class A and B space. Miami Beach is oriented towards tourism and residential living, and the most viable commercial real estate is generally retail, hotels, and entertainment. Most of the office tenants service the local population or cater to the tourism, real estate, or retail industries. Some of the largest tenants in this submarket are Royal Caribbean Cruises, Starwood Capital, WeWork, Spaces, and Miami Beach government services. Miami Beach is an attractive option for the growing demand among the financial services and tech industries targeting South Florida.

The vacancy rate for Class A and B office assets in the Miami Beach submarket has declined slightly from the past few of years and currently stands at 7.7 percent. Starwood Capital is also planning on moving out of 110,946 square feet within Lincoln Place in 2021 and plans to move into a new facility at 2322-2340 Collins Avenue later this year. The South Florida office market has seen an uptick in relocations from the northeast, midwest and western portions of the United States. Florida's quality of life, favorable business environment and no state income tax have been driving relocations to the state, but the COVID-19 business disruptions in major cities have accelerated the demand from office occupiers to relocate to South Florida. As of the first quarter of 2021, average asking rents are \$49.40 per square foot, Class A and B rebounded from 2019, when there was a temporary decline in asking rates. Rent growth is expected to remain healthy throughout 2021.

Miami Beach is a highly supply-constrained submarket, particularly in terms of viable office space. Developing new office spaces is often difficult, as high land prices propel most investors toward luxury hotels or boutique condo projects. Royal Caribbean received approval from Miami-Dade County government for their proposal of a new 350,000 square-foot headquarters on Dodge Island, adjacent to the Port of Miami. In addition to the Royal Caribbean headquarters, Starwood Capital headquarters, 144,430 square feet of Class A office space, is expected to deliver in the second half of 2021. An additional 450,000 square feet of office product is in various stages of planning in the submarket.

Source: Costar, Colliers, Q1 2021

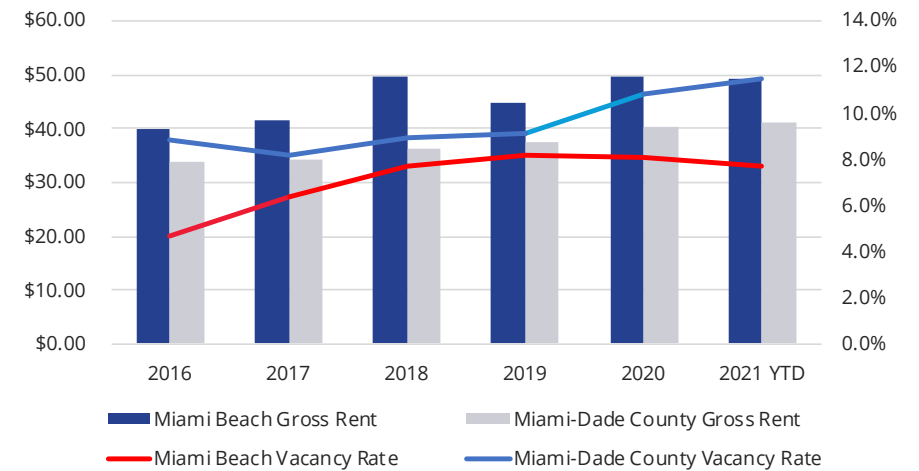


# South Florida Largest Employers

Company	# of Employees	Industry
Publix Super Markets	39,232	Retail
Baptist Health South Florida	23,345	Healthcare
University of Miami	16,165	Education
Memorial Healthcare System	14,330	Healthcare
American Airlines	13,500	Transportation
Jackson Health System	13,000	Healthcare
Florida International University	10,728	Education
Broward Health	8,379	Healthcare
Comcast Cable	8,000	Communication
Nova Southeastern University	6,944	Education
Miami Dade College	6,716	Education
FirstService Residential	5,159	Real Estate
Wells Fargo	4,510	Finance
Spirit Airlines	4,149	Transportation
JAE Restaurant Group	3,816	Hospitality

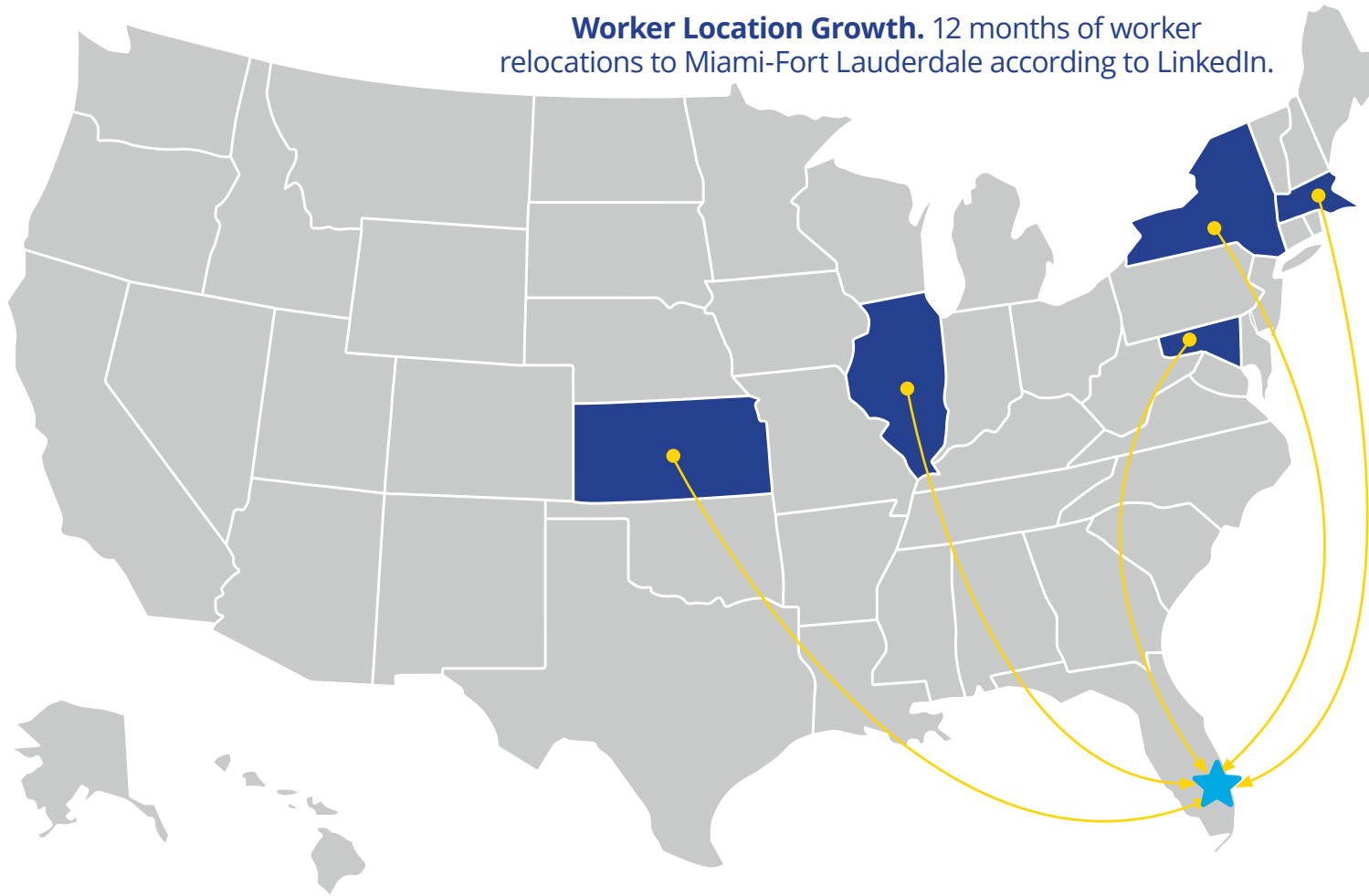
## Miami Beach Submarket vs Miami-Dade County

### Class A & B Office Fundamentals



# Talent & Company Relocations

**Worker Location Growth.** 12 months of worker relocations to Miami-Fort Lauderdale according to LinkedIn.



## Top Out of State Migration

1. New York City, NY
2. Boston, MA
3. Chicago, IL
5. Wichita, KS
10. Washington, D.C.

## Top Out of County Migration

4. Tallahassee, FL
6. Gainesville, FL

## Top Out of Country Migration

7. Miranda, Venezuela
8. Sao Paulo, Brazil
8. Caracas, Venezuela







**Ken Krasnow**

Vice Chairman, Institution Investors Services | Florida  
+1 786 517 4990  
ken.krasnow@colliers.com

**Warren Weiser**

Vice Chairman, Capital Markets | Florida  
+1 305 779 3150  
warren.weiser@colliers.com

**Harry Bylden**

Executive Director, Capital Markets | South Florida  
+1 305 779 3176  
harry.blyden@colliers.com

**Bastian Laggerbauer**

Director | South Florida  
+1 561 281 6656  
bastian.laggerbauer@colliers.com

**Brooke Berkowitz**

Director | South Florida  
+1 954 652 4633  
brooke.berkowitz@colliers.com

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## APPENDIX C

# MIAMI BEACH

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## Prevailing Wage and Local Workforce Participation Program and Wage Determination

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REQUEST FOR PROPOSALS (RFP) 2021-173-KB  
FOR MIXED-USE DEVELOPMENTS  
INCORPORATING CLASS A OFFICE SPACE  
ON CITY-OWNED PARKING LOTS P25, P26,  
P27 AND PARKING GARAGE G5

PROCUREMENT DEPARTMENT  
1755 Meridian Avenue, 3<sup>rd</sup> 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.
2. **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).
3. **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).
4. **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](mailto: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

\_\_\_\_\_  
Print Title of Affiant

\_\_\_\_\_  
Signature of Affiant

\_\_\_\_\_  
Name of Firm

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address of Firm

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip Code

"General Decision Number: FL20210215 06/18/2021

Superseded General Decision Number: FL20200215

State: Florida

Construction Type: Building

County: Miami-Dade County in Florida.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Under Executive Order (EO) 13658, an hourly minimum wage of \$10.95 for calendar year 2021 applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2015. If this contract is covered by the EO, the contractor must pay all workers in any classification listed on this wage determination at least \$10.95 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in calendar year 2021. If this contract is covered by the EO and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must pay workers in that classification at least the wage rate determined through the conformance process set forth in 29 CFR 5.5(a)(1)(ii) (or the EO minimum wage rate, if it is higher than the conformed wage rate). The EO minimum wage rate will be adjusted annually. Please note that this EO applies to the above-mentioned types of contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but it does not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60). Additional information on contractor requirements and worker protections under the EO is available at [www.dol.gov/whd/govcontracts](http://www.dol.gov/whd/govcontracts).

Modification Number	Publication Date
0	01/01/2021
1	01/22/2021
2	04/09/2021
3	04/23/2021
4	05/28/2021
5	06/18/2021

\* ASBE0060-001 09/01/2019

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR.....	\$ 34.28	14.37

-----  
CARP1809-002 08/01/2016

	Rates	Fringes
CARPENTER: PILEDRIVERMAN.....	\$ 25.20	10.36

-----  
ELEV0071-002 01/01/2021

	Rates	Fringes
--	-------	---------

ELEVATOR MECHANIC.....\$ 47.45 35.825

## FOOTNOTE:

A: Employer contributes 8% basic hourly rate for 5 years or more of service or 6% basic hourly rate for 6 months to 5 years of service as Vacation Pay Credit; Paid Holidays: New Year's Day; Memorial Day; Independence Day; Labor Day; Veteran's Day; Thanksgiving Day; plus the Friday after Thanksgiving; and Christmas Day.

-----  
ENGI0487-019 07/01/2016

Rates Fringes

## OPERATOR:

Backhoe/Excavator/Trackhoe.....\$ 23.75 9.20

-----  
ENGI0487-020 05/01/2016

Rates Fringes

OPERATOR: Concrete Pump.....\$ 26.04 9.23

-----  
ENGI0487-021 07/01/2016

Rates Fringes

## OPERATOR: Crane

All Cranes 160 Ton

Capacity and Over.....\$ 33.05 9.20

All Cranes Over 15 Ton

Capacity.....\$ 32.05 9.20

OPERATOR: Forklift.....\$ 23.25 9.20

OPERATOR: Mechanic.....\$ 32.05 9.20

OPERATOR: Oiler.....\$ 23.50 9.20

-----  
IRON0272-001 10/01/2020

Rates Fringes

IRONWORKER, STRUCTURAL.....\$ 25.79 13.34

-----  
IRON0402-001 01/01/2019

Rates Fringes

IRONWORKER, ORNAMENTAL.....\$ 23.69 12.70

-----  
PLUM0519-001 04/01/2021

Rates Fringes

PLUMBER.....\$ 30.43 12.44

-----  
PLUM0725-001 07/16/2020

Rates Fringes

PIPEFITTER (Includes HVAC  
Pipe, Unit and Temperature

Controls Installations).....\$ 38.03 14.50

-----  
SFFL0821-004 01/01/2021

	Rates	Fringes
SPRINKLER FITTER (Fire Sprinklers).....	\$ 29.88	20.27

-----  
SHEE0032-001 12/01/2013

	Rates	Fringes
SHEET METAL WORKER, Includes HVAC Duct Installation.....	\$ 23.50	12.18

-----  
SUFL2014-024 08/16/2016

	Rates	Fringes
CARPENTER, Includes Acoustical Ceiling Installation, Drywall Finishing/Taping, Drywall Hanging, Form Work, Metal Stud Installation.....	\$ 18.04	3.24
CEMENT MASON/CONCRETE FINISHER...	\$ 13.06	0.70
ELECTRICIAN, Includes Low Voltage Wiring.....	\$ 29.60	9.38
IRONWORKER, REINFORCING.....	\$ 17.72	0.00
LABORER: Common or General, Including Cement Mason Tending...	\$ 11.79	0.70
LABORER: Pipelayer.....	\$ 13.56	1.34
OPERATOR: Bulldozer.....	\$ 15.40	1.90
OPERATOR: Grader/Blade.....	\$ 18.97	0.00
OPERATOR: Loader.....	\$ 16.00	2.82
OPERATOR: Roller.....	\$ 14.43	4.78
PAINTER: Brush, Roller and Spray.....	\$ 16.00	3.48
ROOFER.....	\$ 19.98	4.77
TILE SETTER.....	\$ 18.01	0.00
TRUCK DRIVER: Dump Truck.....	\$ 13.22	2.12
TRUCK DRIVER: Lowboy Truck.....	\$ 14.24	0.00

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WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this

contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at [www.dol.gov/whd/govcontracts](http://www.dol.gov/whd/govcontracts).

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

-----

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

#### Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

#### Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007

in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

#### Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

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#### WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- \* an existing published wage determination
- \* a survey underlying a wage determination
- \* a Wage and Hour Division letter setting forth a position on a wage determination matter
- \* a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.

Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION"



## APPENDIX D

# MIAMI BEACH

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## Resiliency Standards

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REQUEST FOR PROPOSALS (RFP) 2021-173-KB  
FOR MIXED-USE DEVELOPMENTS  
INCORPORATING CLASS A OFFICE SPACE ON  
CITY-OWNED PARKING LOTS P25, P26, P27 AND  
PARKING GARAGE G5

PROCUREMENT DEPARTMENT  
1755 Meridian Avenue, 3<sup>rd</sup> Floor  
Miami Beach, Florida 33139

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 and Garages. 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 F

# MIAMI BEACH

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## Periscope S2G (BidSync) Instructions

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REQUEST FOR PROPOSALS (RFP) 2021-173-KB  
FOR MIXED-USE DEVELOPMENTS  
INCORPORATING CLASS A OFFICE SPACE ON  
CITY-OWNED PARKING LOTS P25, P26, P27 AND  
PARKING GARAGE G5

PROCUREMENT DEPARTMENT  
1755 Meridian Avenue, 3<sup>rd</sup> Floor  
Miami Beach, Florida 33139

*Part I:*

Step By Step Guide for  
Registering with Periscope  
S2G (formally BidSync)

MIAMIBEACH

Procurement Department

## Step 1:

- Enter City of Miami Beach Website [www.miamibeachfl.gov](http://www.miamibeachfl.gov) and click "CITY HALL."



## Step 2:

- Scroll the Departments listed and click on the “PROCUREMENT” tile.



## Step 3:

- Scroll down and click “How to become a vendor?” under the Top Links section.

The screenshot displays the Miami Beach Procurement website. At the top, there is a navigation bar with links for RESIDENTS, BUSINESS, VISITORS, CITY HALL, and BEACHES. Below this is a banner image of a city street at night. The main heading is 'PROCUREMENT'. A blue box contains a notice: 'To assure the safety of all parties, the following measures have been taken.' followed by five numbered points regarding remote work, electronic submissions, and bid delivery. To the right of the notice is contact information for Alex Denis, Director, including an email address, phone number, and office address. Below the notice is a profile for Alex Denis, including a photo and a detailed biography. At the bottom, there is a 'TOP LINKS' section with a grid of buttons: 'BID OPPORTUNITIES', 'CONTRACTS', 'HOW TO BECOME A VENDOR?' (circled in red), 'PROCUREMENT RELATED POLICIES AND PROCEDURES', 'PROJECTS UNDER CONE OF SILENCE', and 'STANDARD TERMS AND CONDITIONS'.



## Step 4:

- Click on the link located in the “Looking for Bid Opportunities” Section;

<https://prod.bidsync.com/Miami-Beach>

MIAMI BEACH RESIDENTS BUSINESS VISITORS CITY HALL BEACHES 85°

## HOW TO BECOME A VENDOR?

HOME > CITY HALL > PROCUREMENT > HOW TO BECOME A VENDOR

### Looking for Bid Opportunities?

The Procurement Department is pleased to announce the implementation of the BiSync, electronic bidding (e-Bid) platform beginning June 3, 2019. BiSync is the largest public sector bid platform in North America and is already in use by a number of public sector agencies in the South Florida area, including Miami-Dade County. BiSync provides an intuitive, modern user experience across mobile phone, tablet, and desktop to ensure that any available bid opportunity released by the City is available at your disposal 24/7.

If you would like to be notified of available competitive solicitations released by the City you must register your company through BiSync [www.bidsync.com/Miami-Beach](https://prod.bidsync.com/Miami-Beach). Registration is easy and will only take a few minutes.

**IT IS IMPORTANT THAT YOU REGISTER WITH BIDSINC AS SOON AS POSSIBLE. VENDORS THAT ARE NOT REGISTERED WITH BIDSINC BY OCTOBER 1, 2019 WILL NOT BE NOTIFIED OF BID OPPORTUNITIES RELEASED BY THE CITY.**

Should you have any questions regarding this new system or registration, please visit the above link or contact BiSync at [susond@bidsync.com](mailto:susond@bidsync.com) or 800.990.9339, option 1, option 1 (this is not a typo). Of course, you may always contact the Procurement Department at [vendorsupport@miamibeachfl.gov](mailto:vendorsupport@miamibeachfl.gov) or 305-673-7490, option 2.

We look forward to providing you with increased business opportunities, clear communication, less paperwork, and a simplified bid process for everyone involved.

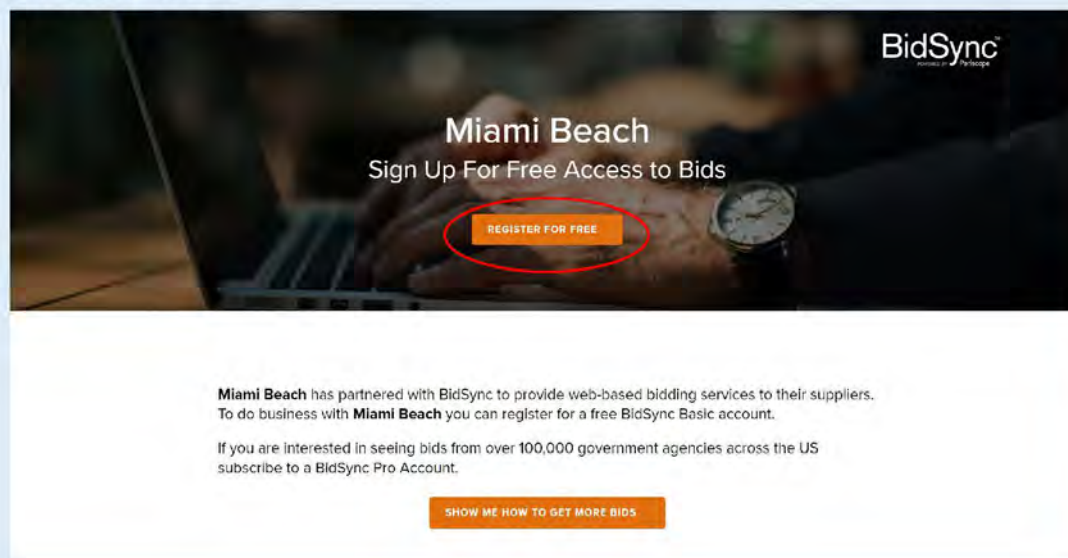
**I NEED TO...**

- Apply
- Accounts Receivable
- Apply for accounts receivable

[Apply Now](#)

## Step 5:

- Once you enter <https://prod.bidsync.com/Miami-Beach>, click “Register for Free.”



**Miami Beach** has partnered with BidSync to provide web-based bidding services to their suppliers. To do business with **Miami Beach** you can register for a free BidSync Basic account.

If you are interested in seeing bids from over 100,000 government agencies across the US subscribe to a BidSync Pro Account.

[SHOW ME HOW TO GET MORE BIDS](#)

## Step 6:

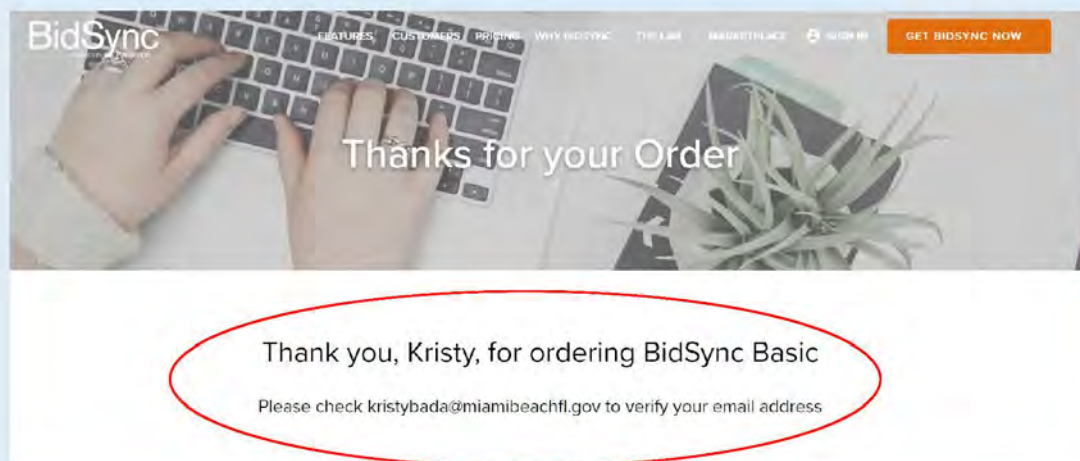
- Fill in the required information and click “Submit.”

The screenshot shows the 'Get BidSync Basic' registration page. It features a navigation bar with links for 'FEATURES', 'CUSTOMERS', 'PRICING', 'WHY BIDS SYNC', 'THE LAB', 'MARKETPLACE', 'SIGN IN', and 'GET BIDS SYNC HOW'. The main heading is 'Get BidSync Basic'. Below this, there is a form with several input fields: 'Email Address', 'Phone Number', 'Company Name', 'Company Address', 'City', and 'State'. A 'Submit' button is located at the bottom right of the form. To the right of the form, there is a section titled 'BidSync Basic' with a 'COMPARE PLANS' button.

The screenshot shows the same registration page, but with the 'SUBMIT' button circled in red. The form fields are now dropdown menus: 'Company Name', 'Company Size', 'Industry', and 'We are currently registered with BidSync'. Below these fields, there is a checkbox labeled 'We understand and agree to the BidSync Terms and Conditions.' and a 'SUBMIT' button.

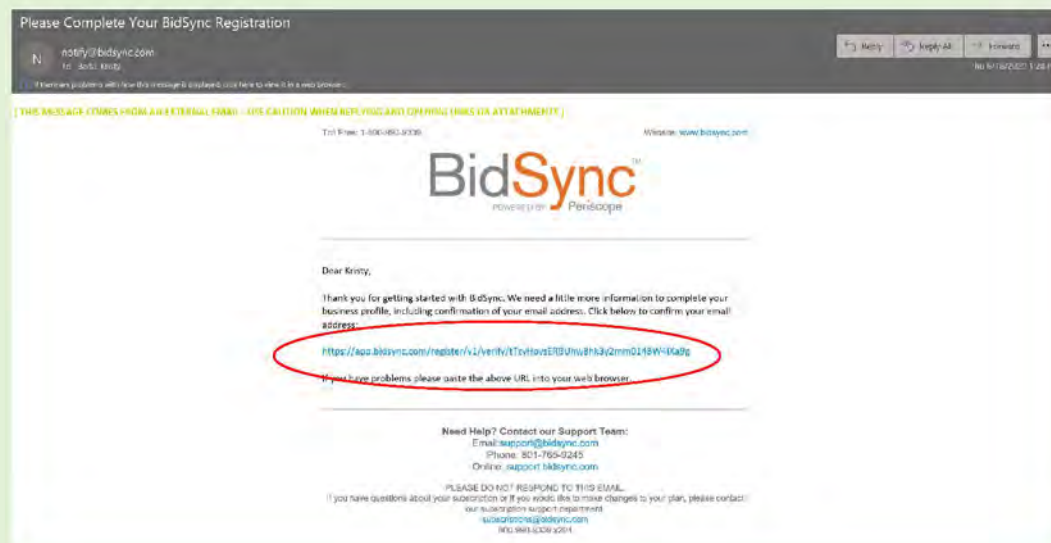
## Step 7:

- Once you submit visit your email to verify email address.



## Step 8:

- Click the link to confirm your email address.



## Step 9:

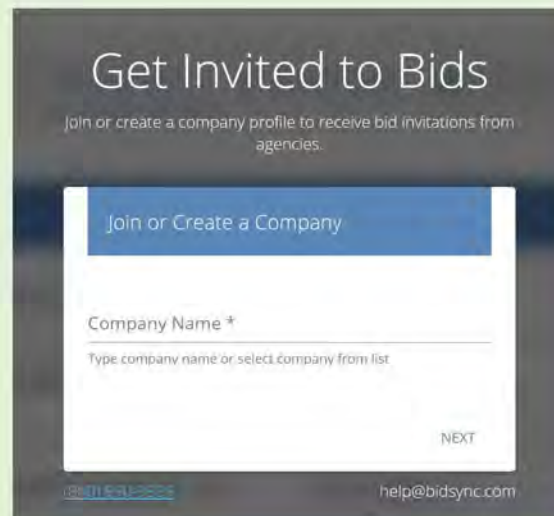
- Once you click the link, create your password.



The screenshot shows a web form titled "Set Your Password" with the instruction "Please select a secure password." The form contains two input fields: "New Password \*" and "Confirm Password \*", each with a toggle icon to the right. A "NEXT" button is located at the bottom right of the form. At the bottom of the page, there is a link for "Forgot Password" and an email address "help@bidsync.com".

## Step 10:

- Join or Create a company.



The screenshot shows a web form titled "Get Invited to Bids". Below the title is a subtitle: "Join or create a company profile to receive bid invitations from agencies." There is a blue button labeled "Join or Create a Company". Below the button is a text input field labeled "Company Name \*" with a placeholder text "Type company name or select company from list". A "NEXT" button is located at the bottom right of the form. At the bottom left of the form, there is a link for "BIDDING SUPPORT" and at the bottom right, the email address "help@bidsync.com".

## Step 11:

- Once you have joined or created a company you must select a sales territory.





## Step 12:

- Select three (3) keywords to create a bid list that fits your business and click “next.”

**Enter Keywords**

Keywords are used to create a bid list that fits your business.  
You can edit keywords later after you log into BidSync.

Keywords

Enter Keywords +

Keyword 1   Keyword 2   Keyword 3

BACK   NEXT

[\(800\) 900-3333](tel:8009003333)   [help@bidsync.com](mailto:help@bidsync.com)

**Enter Keywords**

Keywords are used to create a bid list that fits your business.  
You can edit keywords later after you log into BidSync.

Keywords

**EXAMPLE**

Enter Keywords +

city   government   municipal

You can also enter keywords that eliminate bids from the bid list.

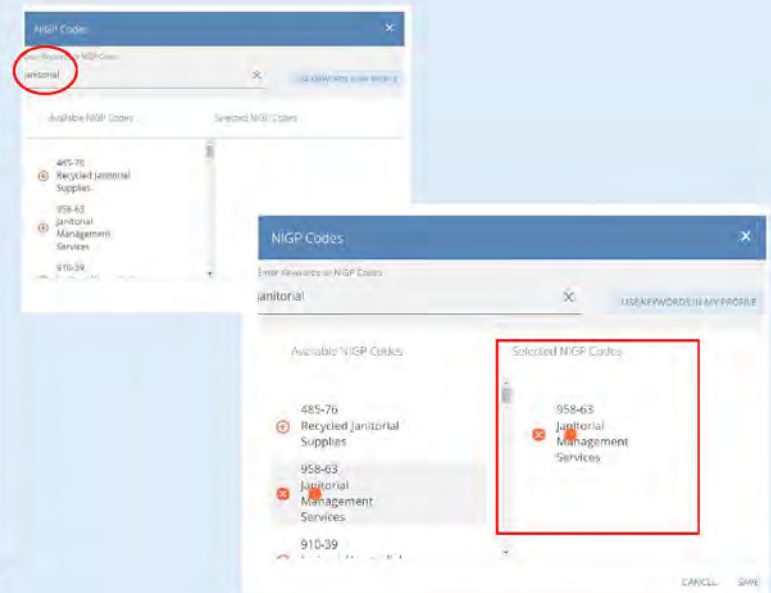
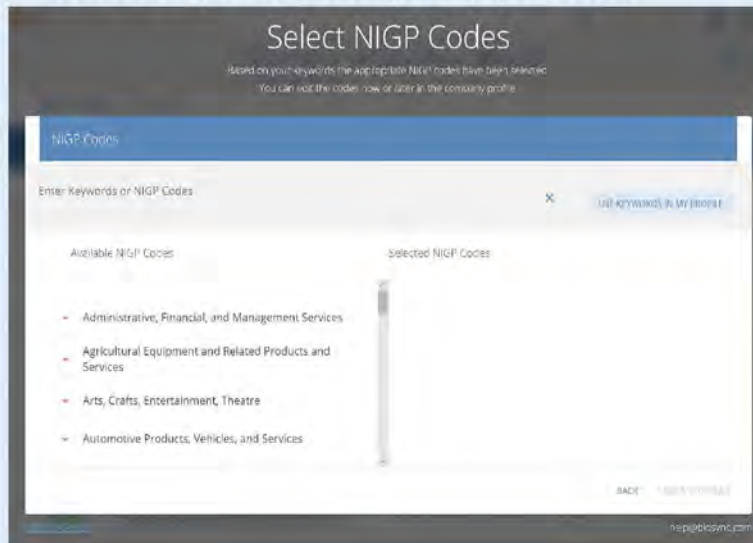
Add Negative Keywords (Optional) +

**Sample Bids**

Govt. Maint.	Municipal Government Service Procurement
Water	Government of Services Municipal Funding Program, Water Se

## Step 13:

- Select the NIGP Code that match your keywords or search codes that match your company profile.



# Congratulations, your business profile is complete!

## Your Bids are Ready

We've created a list of bids, just for you!

[TAKE ME TO THE BID LIST](#)

You can use the additional edit options now or later in the settings to further refine your bid list.

[INCREASE BID RELEVANCY](#)

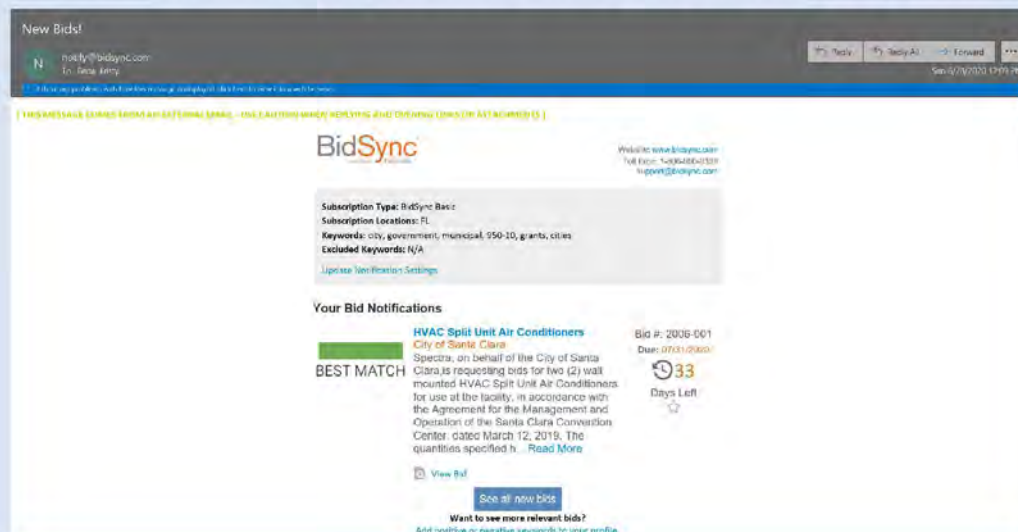
[\(800\) 990-9339](tel:18009909339)

[help@bidsync.com](mailto:help@bidsync.com)



# BidSync Notifications

- Registered firms will receive emails from Bidsync with advertised solicitations that meets keywords selected during registration.

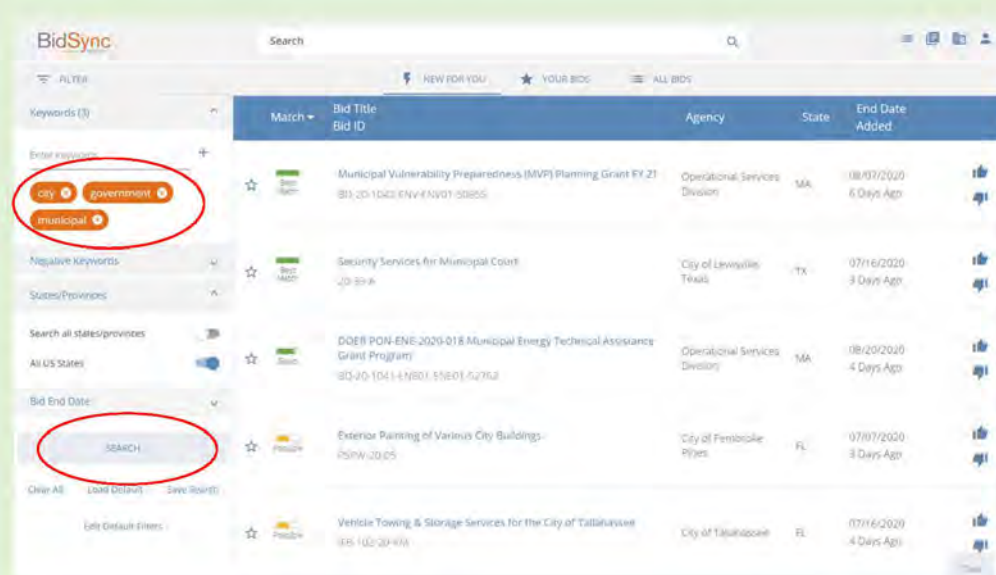


## BidSync Notifications (Continued)

- Firms will also be able to log-in to their BidSync profile and view advertisements that meet the firms preselected keywords; this is automatically generated by BidSync.

OR

- Firms may also search for solicitations via the BidSync search database.





*PART II:*  
STEP BY STEP GUIDE  
ON HOW TO  
SUBMIT AN ELECTRONIC BID  
**MIAMIBEACH**

Procurement Department

## Step 1:

If interested in a solicitation click "Add to My Bids."

The screenshot displays the BidSync Links interface. At the top, the logo 'BidSync Links' is visible, along with navigation links for Home, My account, Orders, Agency list, and Admin. The main content area features a bid listing for 'Bid #2006-014 - Professional Coastal Engineering Services for Waterway Dredging' by the City of Miami Beach, FL. The listing includes the bid title, location, and procurement type. A 'Download Bid Packet' button and a circled 'Add to My bids' button are prominently displayed. Below the main listing, there are tabs for Details, Documents, Line items, Q&A, Vendor ads, and Planholder's list. The 'Details' tab is active, showing the bid's start and end dates, contact information, and issuing agency. The bid comments section contains a '1. GENERAL' note regarding the Request for Qualifications (RFQ) and the City's selection process. A disclaimer at the bottom states that prospective proposers must register with BidSync to receive addendums and that failure to do so may result in disqualification of proposals.

## Step 2:

You will find various tabs for the solicitation on the main page for the solicitation, read through information found in the "Details" tab.

The screenshot displays the BidSync Links interface for a specific solicitation. At the top, the 'BidSync Links' logo is visible, along with navigation links for 'Home', 'My account', 'Orders', 'Agency list', and 'Admin'. The main content area features the title 'Bid #2006-014 - Professional Coastal Engineering Services for Waterway Dredging' and the 'MIAMI BEACH' logo. Below the title, it specifies 'City of Miami Beach, FL Procurement' and includes a link 'How do I place an offer?'. Key dates are listed: 'Time left: 2 days, 8 hrs', 'Bid started: Jun 08, 2020 3:59:50 PM EDT', and 'Bid ends: Jun 12, 2020 5:00:00 PM EDT'. A navigation bar contains tabs for 'Download Bid Packet', 'Add to My bids', 'Details', 'Documents', 'Line items', 'Q&A', 'Vendor ads', and 'Planholder's list'. The 'Details' tab is highlighted with a red circle. The content under the 'Details' tab includes the bid title, 'RFQ' status, and a list of details: 'Time started: Jun 08, 2020 3:59:50 PM EDT', 'Bid contact: See contact information', 'Issuing agency: City of Miami Beach, FL See other Bids by this agency', 'Issuing department: Procurement See other Bids by this department', and 'Bid Comments: 1. GENERAL - This Request for Qualifications (RFQ) is issued by the City of Miami Beach, Florida (the "City"), as the means for prospective Proposers to submit proposals for the City's consideration in evaluating qualifications to select a firm with whom it may negotiate an agreement for the purpose noted herein. Prospective Proposers that have obtained this solicitation in any manner other than via BidSync (www.bidsync.com) are advised that the City utilizes BidSync (www.bidsync.com) for automatic notification of competitive solicitation opportunities and document fulfillment, including the issuance of any addendum to this RFQ. Any Prospective Proposer who has received this RFQ by any means other than through BidSync must register immediately with BidSync to assure it receives any addendum issued to this RFQ. Failure to receive an addendum may result in disqualification of proposal submitted.'




## Step 3:

Proceed to the "Documents" tab.

**Bid #2006-014 - Professional Coastal Engineering Services for Waterway Dredging**  
City of Miami Beach, FL Procurement


Time left: 2 days, 5 hrs  
Bid started: Jun 08, 2020 2:59:50 PM CDT  
Bid ends: Jun 12, 2020 4:00:00 PM CDT

**MIAMIBEACH**  
[? How do I place an offer?](#)

Notifications are OFF   
With notifications turned off you will not be notified of the following information for this Bid: Addendums, Q&A, and Pre-bid conferences  
[Notify me about this Bid](#)

[Download Bid Packet](#) [Add to My bids](#)

Details **Documents** Line items Q&A Vendor ads Planholder's list

**Bid #2006-014 - Professional Coastal Engineering Services for Waterway Dredging**  
RFQ 

You must view/accept all documents before you can place an offer on this bid.

## Step 4:

Next you must view/accept all documents and complete the questionnaire found in the “Documents” tab before you can place an offer. To accept or view a pending document, click on the name of the document, NOT on [download]. Click on download only if you want to save the document to your computer and/or print it out. When working with a document from this section, be sure to save your work at least every 30 minutes to avoid losing any data that you have entered.

**Bid #2006-014 - Professional Coastal Engineering Services for Waterway Dredging**  
 City of Miami Beach, FL Procurement

Time left: 2 days, 5 hrs  
 Bid started: Jun 08, 2020 2:59:50 PM CDT  
 Bid ends: Jun 12, 2020 4:00:00 PM CDT

Notifications are OFF

Download Bid Packet Add to My bids

Details Documents Line items Q&A Vendor ads Planholder's list

**Bid #2006-014 - Professional Coastal Engineering Services for Waterway Dredging**

You must view/accept all documents before you can place an offer on this bid.

To accept or view a pending document, click on the name of the document, NOT on [download]. Click on download only if you want to save the document to your computer and/or print it out.

When working with a document from this section, be sure to save your work at least every 30 minutes to avoid losing any data that you have entered.

Select the documents you want to view:

- RFQ 2020-161-ND 3.19.20\_ESW.doc [download] [Not viewed]
- Bid Submittal Questionnaire W/O Living Wage and Equal Ben. - Final [download] [Pending]

**Bid #2006-014 - Professional Coastal Engineering Services for Waterway Dredging**  
 City of Miami Beach, FL Procurement

Time left: 2 days, 5 hrs  
 Bid started: Jun 08, 2020 3:59:50 PM EDT  
 Bid ends: Jun 12, 2020 5:00:00 PM EDT

Download Bid Packet Add to My bids

Details Documents Line items Q&A Vendor ads Planholder's list

**Bid #2006-014 - Professional Coastal Engineering Services for Waterway Dredging**

You must view/accept all documents before you can place an offer on this bid.

To accept or view a pending document, click on the name of the document, NOT on [download]. Click on download only if you want to save the document to your computer and/or print it out.

When working with a document from this section, be sure to save your work at least every 30 minutes to avoid losing any data that you have entered.

Select the documents you want to view:

- RFQ 2020-161-ND 3.19.20\_ESW.doc [download] [Viewed]
- Bid Submittal Questionnaire W/O Living Wage and Equal Ben. - Final [download] [Accepted]

Select all Deselect all

Generate zip file Send to Print Vendor

Download Bid Packet

## Step 5:

Once you have completed the documents tab you may proceed to the "Line Items" tab.

The screenshot shows a bid portal interface for a project titled "Bid #2006-014 - Professional Coastal Engineering Services for Waterway Dredging" by the City of Miami Beach, FL. The page includes a "MIAMI BEACH" logo and a "How do I place an offer?" link. Bid details show a time left of 2 days, 5 hrs, with the bid starting on Jun 08, 2020 at 3:59:50 PM EDT and ending on Jun 12, 2020 at 5:00:00 PM EDT. Navigation buttons for "Download Bid Packet" and "Add to My bids" are present. A tabbed interface shows "Line items" selected and circled in red. Below the tabs is a table with one item listed.

Title	Description	Item Number	Has Offer	
<a href="#">SUBMIT - TAB 1 Cover Letter &amp; Table of Contents</a>	1.1 Cover Letter and Table of Contents. The cover letter must	2006-014-01-01	Yes	<input type="button" value="Place offer"/>

## Step 6:

In the "Line Items" tab you will find the submittal requirements for the solicitation. You must place an offer for every line item by clicking "place offer."

**Bid #2006-014 - Professional Coastal  
Engineering Services for Waterway**

**MIAMI BEACH**

**Dredging**

[? How do I place an offer?](#)

City of Miami Beach, FL Procurement

Time left: 2 days, 5 hrs

Bid started: Jun 08, 2020 3:59:50 PM EDT

Bid ends: Jun 12, 2020 5:00:00 PM EDT

[Download Bid Packet](#)

[Add to My bids](#)

[Details](#) [Documents](#) [Line items](#) [Q&A](#) [Vendor ads](#) [Planholder's list](#)

Items

Title	Description	Item Number	Has Offer	
<a href="#">SUBMIT - TAB 1 Cover Letter &amp; Table of Contents</a>	1.1 Cover Letter and Table of Contents. The cover letter must	2006-014-01-01	Yes	<a href="#">Place offer</a>

## Step 7:

Then click "Upload Attachment" to upload your response(s) to each line item/submittal requirement

**Bid #2006-014 - Professional Coastal Engineering Services for Waterway Dredging** Page 1 of 1

Time Left: 2 days, 4 hrs Bid Ends: Jun 12, 2020 5:00:00 PM EDT Line Items per page: 5

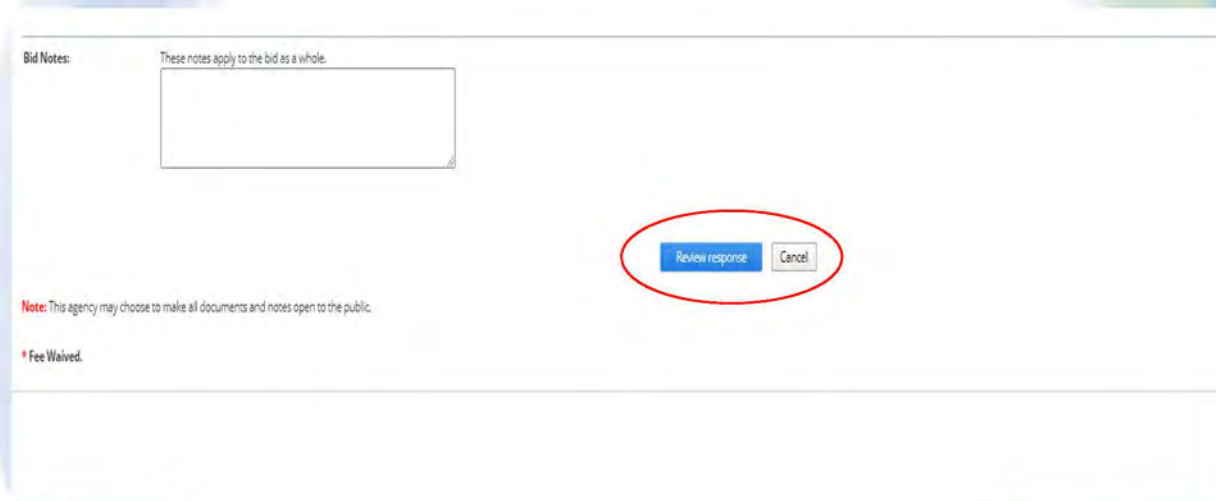
---

**Offer**

2006-014-01-01	<p><u>Default List SUBMIT_TAB 1 Cover Letter &amp; Table of Contents</u></p> <p>Product Code <input type="text"/> (optional)</p> <p>Notes for Buyer</p> <div style="border: 1px solid gray; height: 30px; width: 100%;"></div>	<p>Prices are not requested for this item.</p> <p><input type="button" value="Save"/></p> <p><a href="#">Attachments</a> <a href="#">Upload Attachment</a></p>
2006-014-01-02	<p><u>Default List SUBMIT_TAB 2 Experience &amp; Qualifications of the Firm</u></p> <p>Product Code <input type="text"/> (optional)</p> <p>Notes for Buyer</p>	<p>Prices are not requested for this item.</p> <p><input type="button" value="Save"/></p> <p><a href="#">Attachments</a> <a href="#">Upload Attachment</a></p>

## Step 8:

Upon submission of all line items/submittal requirements you must click "Review response" located at the bottom of line items page.



The screenshot shows a web interface for bid submission. At the top left, it says "Bid Notes:" followed by a text area containing the instruction "These notes apply to the bid as a whole." Below this is a large empty text box. In the center-right area, there are two buttons: a blue "Review response" button and a grey "Cancel" button. The "Review response" button is circled in red. At the bottom left, there is a red "Note:" followed by the text "This agency may choose to make all documents and notes open to the public." Below that, it says "\* Fee Waived."

## Step 9:

Next you must review your response and confirm you have provided responses/attachments where required. Then proceed to the bottom of the page, enter your password, and click “Confirm & Submit Response.”

**Offer Confirmation**

Please send me a confirmation email. \*If you have opted to block your notifications, you will not receive a confirmation email.

Username: testvendor3

Password:

Please be aware that typing in your password acts as your electronic signature, which is just as legal and binding as an original signature. (See Electronic Signatures in Global and National Commerce Act for more information.)

**Is your information correct?**  
If you made a mistake on an offer, click on the "Back" button below, and change your offer information.

CONGRATULATIONS YOU HAVE SUBMITTED YOUR OFFER !

Electronic responses to solicitations are to be submitted through BidSync until the date and time as indicated in the document. ***It is the sole responsibility of the Proposer to ensure its proposal reaches BidSync before the Solicitation closing date and time.*** There is no cost to the Proposer to submit a proposal in response to a City of Miami Beach solicitation via BidSync. Electronic proposal submissions may require the uploading of electronic attachments. The submission of attachments containing embedded documents or proprietary file extensions is prohibited. All documents should be attached as separate files (proposal format indicated below). All proposals received and time stamped through BidSync, prior to the proposal submittal deadline shall be accepted as timely submitted. Proposals will be opened promptly at the time and date specified. Hard copy proposals or proposals received electronically, either through email or facsimile, submitted prior to or after the deadline for receipt of proposals are not acceptable and will be rejected. Late bids cannot be submitted, bidders are cautioned to plan sufficiently. The City will in no way be responsible for delays caused by technical difficulty or caused by any other occurrence.



## APPENDIX F

# MIAMIBEACH

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## Proposal Certification Questionnaire and Requirements Affidavit

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

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REQUEST FOR PROPOSALS (RFP) 2021-173-KB  
FOR MIXED-USE DEVELOPMENTS  
INCORPORATING CLASS A OFFICE SPACE ON  
CITY-OWNED PARKING LOTS P25, P26, P27 AND  
PARKING GARAGE G5

PROCUREMENT DEPARTMENT  
1755 Meridian Avenue, 3<sup>rd</sup> Floor  
Miami Beach, Florida 33139

## BID SUBMITTAL QUESTIONNAIRE

### SECTION 1 – BID CERTIFICATION FORM

Solicitation No: <b>REQUEST FOR PROPOSALS (RFP) 2021-173-KB</b>	Solicitation Title: <b>FOR MIXED-USE DEVELOPMENTS INCORPORATING CLASS A OFFICE SPACE ON CITY-OWNED PARKING LOTS P25, P26, P27 AND PARKING GARAGE G5</b>
--	--

BIDDER'S NAME:		
NO. OF YEARS IN BUSINESS:	NO. OF YEARS IN BUSINESS LOCALLY:	NO. OF EMPLOYEES:
OTHER NAME(S) BIDDER HAS OPERATED UNDER IN THE LAST 10 YEARS:		
BIDDER PRIMARY ADDRESS (HEADQUARTERS):		
CITY:		
STATE:	ZIP CODE:	
TELEPHONE NO.:		
TOLL FREE NO.:		
FAX NO.:		
BIDDER LOCAL ADDRESS:		
CITY:		
STATE:	ZIP CODE:	
PRIMARY ACCOUNT REPRESENTATIVE FOR THIS ENGAGEMENT:		
ACCOUNT REP TELEPHONE NO.:		
ACCOUNT REP TOLL FREE NO.:		
ACCOUNT REP EMAIL:		
FEDERAL TAX IDENTIFICATION NO.:		

By virtue of submitting a bid, bidder agrees: a) to complete and unconditional acceptance of the terms and conditions of this document, inclusive of this solicitation, all specifications, attachments, exhibits and appendices and the contents of any Addenda released hereto; b) to be bound, at a minimum, to any and all specifications, terms and conditions contained herein or Addenda; c) that the bidder has not divulged, discussed, or compared the proposal with other bidders and has not colluded with any other bidder or party to any other bid; d) that bidder acknowledges that all information contained herein is part of the public domain as defined by the State of Florida Sunshine and Public Records Laws; e) the bidder agrees if this bid is accepted, to execute an appropriate City of Miami Beach document for the purpose of establishing a formal contractual relationship between the bidder and the City of Miami Beach, Florida, for the performance of all requirements to which the bid pertains; and f) that all responses, data and information contained in the bid submittal are true and accurate.

The individual named below affirms that s/he is a principal of the applicant duly authorized to execute this questionnaire, and that the contents of said document(s) are complete, true, and correct to the best of his/her knowledge and belief.

Name of Bidder's Authorized Representative:	Title of Bidder's Authorized Representative:
---	--

## SECTION 2 - ACKNOWLEDGEMENT OF ADDENDUM

After issuance of solicitation, the City may release one or more addendum to the solicitation, which may provide additional information to bidders or alter solicitation requirements. The City will strive to reach every bidder having received solicitation through the City's e-procurement system. However, bidders are solely responsible for assuring they have received any and all addendum issued pursuant to solicitation. This Acknowledgement of Addendum section certifies that the bidder has received all addendum released by the City pursuant to this solicitation. Failure to obtain and acknowledge receipt of all addenda may result in proposal disqualification.

Enter Initial to Confirm Receipt	Addendum 1	Enter Initial to Confirm Receipt	Addendum 6	Enter Initial to Confirm Receipt	Addendum 11
	Addendum 2		Addendum 7		Addendum 12
	Addendum 3		Addendum 8		Addendum 13
	Addendum 4		Addendum 9		Addendum 14
	Addendum 5		Addendum 10		Addendum 15

If additional confirmation of addendum is required, submit under separate cover.

## SECTION 3 - CONFLICT OF INTEREST

All bidders must disclose 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.

YES       NO

If yes, please disclose the name(s):

	FIRST AND LAST NAME	OCCUPATION
1		
2		
3		
4		
5		
6		

## SECTION 4 - FINANCIAL CAPACITY

When requested by the City, each bidder shall arrange for Dun & Bradstreet to submit a Supplier Qualification Report (SQR) directly to the City. No proposal will be considered without receipt, by the City, of the SQR directly from Dun & Bradstreet. The cost of the preparation of the SQR shall be the responsibility of the bidder. The bidder shall request the SQR report from D&B at:

<https://supplierportal.dnb.com/webapp/wcs/stores/servlet/SupplierPortal?storeId=11696>

**Bidders are responsible for the accuracy of the information contained in its SQR. It is highly recommended that each bidder review the information contained in its SQR for accuracy prior to submittal to the City and as early as possible in the solicitation process. For assistance with any portion of the SQR submittal process, contact Dun & Bradstreet at 800-424-2495.**

At time of request, bidder shall request that Dun & Bradstreet submit its Supplier Qualifier Report directly to the City, with bid or within three (3) days of request.

## SECTION 5 - MORATORIUM ON TRAVEL TO AND THE PURCHASE OF GOODS OR SERVICES FROM MISSISSIPPI

Pursuant to Resolution 2016-29375, the City of Miami Beach, Florida, prohibits official City travel to the state of Mississippi, as well as the purchase of goods or services sourced in Mississippi. Bidder shall agree that no travel shall occur on behalf of the City of Miami Beach to Mississippi, nor shall any product or services it provides to the City be sourced from this state.

By virtue of submitting bid, bidder agrees it is and shall remain in full compliance with Resolution 2016-29375

<https://www.miamibeachfl.gov/wp-content/uploads/2017/11/2016-29375-Resolution-Vendor-Moratorium-for-Services-Sources-from-North-Carolina-Mississippi-1.pdf>

**SECTION 6 - REFERENCES AND PAST PERFORMANCE**

Project No.	<i>REQUEST FOR PROPOSALS (RFP) 2021-173-KB</i>
Project Title	<i>FOR MIXED-USE DEVELOPMENTS INCORPORATING CLASS A OFFICE SPACE ON CITY-OWNED PARKING LOTS P25, P26, P27 AND PARKING GARAGE G5</i>

Bidder shall submit at least three (3) references for whom the bidder has completed work similar in size and nature as the work referenced in solicitation.

**Reference No.1**

Firm Name:

Contact Individual Name and Title:

Address:

Telephone:

Contact's Email:

Narrative on Scope of Services Provided:

**Reference No.2**

Firm Name:

Contact Individual Name and Title:

Address:

Telephone:

Contact's Email:

Narrative on Scope of Services Provided:

**Reference No.3**

Firm Name:

Contact Individual Name and Title:

Address:

Telephone:

Contact's Email:

Narrative on Scope of Services Provided:

**Additional Reference**

Firm Name:

Contact Individual Name and Title:

Address:

Telephone:

Contact's Email:

Narrative on Scope of Services Provided:

**SECTION 7 - STANDARD TERMS AND CONDITIONS**

The Standard Terms and Conditions are available at <https://www.miamibeachfl.gov/city-hall/procurement/standard-terms-and-conditions/> By virtue of submitting a bid, bidder attests that they have read and understand the applicable Standard Terms and Conditions as indicated in the solicitation.

Project No.	<i>REQUEST FOR PROPOSALS (RFP) 2021-173-KB</i>
Project Title	<i>FOR MIXED-USE DEVELOPMENTS INCORPORATING CLASS A OFFICE SPACE ON CITY-OWNED PARKING LOTS P25, P26, P27 AND PARKING GARAGE G5</i>

**SECTION 8 - VENDOR CAMPAIGN CONTRIBUTIONS**

Bidders are expected to be or become familiar with, the City’s Campaign Finance Reform laws, as codified in Sections 2-487 through 2-490 of the City Code [https://library.municode.com/fl/miami\\_beach/codes/code\\_of\\_ordinances?nodeId=SPAG\\_EOR\\_CH2AD\\_ARTVIISTCO\\_DIV5CAFIRE](https://library.municode.com/fl/miami_beach/codes/code_of_ordinances?nodeId=SPAG_EOR_CH2AD_ARTVIISTCO_DIV5CAFIRE)

Bidders shall be solely responsible for ensuring that all applicable provisions of the City’s Campaign Finance Reform laws are complied with, and shall be subject to any and all sanctions, as prescribed therein, including disqualification of their bid submittal, in the event of such non-compliance.

Are there any individuals or entities (including your sub-consultants) with a controlling financial interest which have contributed to the campaign either directly or indirectly, of a candidate who has been elected to the office of Mayor or City Commissioner for the City of Miami Beach.

YES       NO

If yes, list name (first and last name) of individuals, occupation, amount and date:

	First and Last Name	Contributor Occupation	Amount	Date of Contribution
1				
2				
3				
4				
5				
6				
7				
8				
9				

**SECTION 9 – SUSPENSION, DEBARMENT, OR CONTRACT CANCELLATION**

Has bidder ever been debarred, suspended or other legal violation, or had a contract cancelled due to non-performance by any public sector agency?

YES       NO

If answer to above is “YES,” bidder shall submit a statement detailing the reasons that led to action(s):

**SECTION 10 - EQUAL BENEFITS FOR EMPLOYEES WITH SPOUSES**

## AND EMPLOYEES WITH DOMESTIC PARTNERS

When awarding competitively solicited contracts valued at over \$100,000 whose contractors maintain 51 or more full time employees on their payrolls during 20 or more calendar work weeks, the Equal Benefits for Domestic Partners Ordinance 2005-3494 requires certain contractors doing business with the City of Miami Beach, who are awarded a contract pursuant to competitive bids, to provide "Equal Benefits" to their employees with domestic partners, as they provide to employees with spouses. The Ordinance applies to all employees of a Contractor who work within the City limits of the City of Miami Beach, Florida; and the Contractor's employees located in the United States, but outside of the City of Miami Beach limits, who are directly performing work on the contract within the City of Miami Beach.

Does bidder provide or offer access to any benefits to employees with spouses or to spouses of employees?

YES       NO

Does bidder provide or offer access to any benefits to employees with (same or opposite sex) domestic partners or to domestic partners of employees?

YES       NO

Please check all benefits that apply to your answers above and list in the "other" section any additional benefits not already specified. Note: some benefits are provided to employees because they have a spouse or domestic partner, such as bereavement leave; other benefits are provided directly to the spouse or domestic partner, such as medical insurance.

BENEFIT	Bidder Provides for Employees with Spouses	Bidder Provides for Employees with Domestic Partners	Bidder does not Provide Benefit
Health			
Sick Leave			
Family Medical Leave			
Bereavement Leave			

If Bidders cannot offer a benefit to domestic partners because of reasons outside your control, (e.g., there are no insurance providers in your area willing to offer domestic partner coverage) you may be eligible for Reasonable Measures compliance. To comply on this basis, you must agree to pay a cash equivalent and submit a completed Reasonable Measures Application with all necessary documentation. Your Reasonable Measures Application will be reviewed for consideration by the City Manager, or his designee. Approval is not guaranteed and the City Manager's decision is final. Further information on the Equal Benefits requirement is available at <http://www.miamibeachfl.gov/city-hall/procurement/procurement-related-ordinance-and-procedures/>



**SECTION 11 - BYRD ANTI-LOBBYING AMENDMENT CERTIFICATION FORM**

**APPENDIX A, 44 C.F.R. PART 18 – CERTIFICATION REGARDING LOBBYING**

**Certification for Contracts, Grants, Loans, and Cooperative Agreements**

The undersigned Contractor certifies, to the best of his or her knowledge, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The undersigned Contractor certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 3801 *et seq.*, apply to this certification and disclosure, if any.

By virtue of submitting bid, bidder certifies or affirms its compliance with the Byrd Anti-Lobbying Amendment Certification.

Name of Bidder's Authorized Representative:	Title of Bidder 's Authorized Representative:
---	---

## SECTION 12 –SUSPENSION AND DEBARMENT CERTIFICATION

The Contractor acknowledges that:

(1) This Contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such the contractor is required to verify that none of the Contractor, its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(2) The Contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(3) This certification is a material representation of fact relied upon by the City. If it is later determined that the Contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the City, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(4) The Contractor agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The Contractor further agrees to include a provision requiring such compliance in its lower tier covered transactions.”

By virtue of submitting bid, bidder certifies or affirms its compliance with the Suspension and Debarment Certification.

Name of Bidder’s Authorized Representative:	Title of Bidder ’s Authorized Representative:

## SECTION 13 - SMALL AND DISADVANTAGED BUSINESS CERTIFICATION

Pursuant to Resolution 2020-31519, the City is tracking the Small and Disadvantaged Businesses, as certified by Miami-Dade County that have been certified as Small or Disadvantaged Business by Miami-Dade County.

Does bidder possess Small or Disadvantaged Business certification by Miami-Dade County?

YES       NO

## SECTION 14 - LGBT BUSINESS ENTERPRISE CERTIFICATION

Pursuant to Resolution 2020-31342, the City is tracking the utilization of LGBT owned firms that have been certified as an LGBT Business Enterprise by the National Gay and Lesbian Chamber of Commerce (NGLCC).

Does bidder possess LGBT Business Enterprise Certification by the NGLCC?

YES       NO

## SECTION 15 – CONE OF SILENCE

Pursuant to Section 2-486 of the City Code, all procurement solicitations once advertised and until an award recommendation has been forwarded to the City Commission by the City Manager are under the "Cone of Silence." The Cone of Silence ordinance is available at [https://library.municode.com/fl/miami\\_beach/codes/code\\_of\\_ordinances?nodeId=SPAGEOR\\_CH2AD\\_ARTVIISTCO\\_DIV4PR\\_S2-486COSI](https://library.municode.com/fl/miami_beach/codes/code_of_ordinances?nodeId=SPAGEOR_CH2AD_ARTVIISTCO_DIV4PR_S2-486COSI)

Any communication or inquiry in reference to this solicitation with any City employee or City official is strictly prohibited with the of exception communications with the Procurement Director, or his/her administrative staff responsible for administering the procurement process for this solicitation providing said communication is limited to matters of process or procedure regarding the solicitation. 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](mailto:rafaelgranado@miamibeachfl.gov).

Vendor attests that they have read, understand, and are in compliance with the Cone of Silence Ordinance, pursuant to Section 2-486 of the City Code?

YES  NO

## SECTION 16 – CODE OF BUSINESS ETHICS

Pursuant to City Resolution No.2000-37879, the Bidder shall adopt a Code of Business Ethics ("Code") and submit that Code to the Procurement Division with its response or within three (3) days upon receipt of request. The Code shall, at a minimum, require the Bidder, to comply with all applicable governmental rules and regulations including, among others, the conflict of interest, lobbying and ethics provision of the City of Miami Beach and Miami Dade County.

Bidder shall submit firm's Code of Business Ethics within three (3) of request by the City. In lieu of submitting Code of Business Ethics, Vendor may indicate that it will adopt, as required in the ordinance, the City of Miami Beach Code of Ethics, available at <http://www.miamibeachfl.gov/city-hall/procurement/procurement-related-ordinance-and-procedures/>

Bidder adopts the City of Miami Beach Code of Business Ethics?

YES  NO

Bidder will submit firm's Code of Business Ethics within three (3) days of request by the City?

YES  NO

## **SECTION 17 – DRUG FREE WORKPLACE CERTIFICATION**

The Drug Free Workplace Certification is available at:

<https://www.miamibeachfl.gov/wp-content/uploads/2019/04/DRUG-FREE-WORKPLACE-CERTIFICATION.pdf>

By virtue of submitting bid, bidder certifies or affirms it has adopted policies, practices and standards consistent with the City's Drug Free Workplace Certification.

## **SECTION 18 – LOBBYIST REGISTRATION REQUIREMENTS**

This solicitation is subject to, and all bidders are expected to be or become familiar with, all City lobbyist laws. Bidders shall be solely responsible for ensuring that all City lobbyist laws are complied with, and shall be subject to any and all sanctions, as prescribed therein, including, without limitation, disqualification of their responses, in the event of such non-compliance.

By virtue of submitting bid, bidder certifies or affirms that they have read and understand the above Lobbyist Registration Requirements.

## **SECTION 19 – NON-DISCRIMINATION**

The Non-Discrimination ordinance is available at:

[https://library.municode.com/fl/miami\\_beach/codes/code\\_of\\_ordinances?nodeId=SPAGEOR\\_CH2AD\\_ARTVIPR\\_DIV3COPR\\_S2-375NSCCOREWA](https://library.municode.com/fl/miami_beach/codes/code_of_ordinances?nodeId=SPAGEOR_CH2AD_ARTVIPR_DIV3COPR_S2-375NSCCOREWA)

By virtue of submitting bid, bidder agrees it is and shall remain in full compliance with Section 2-375 of the City of Miami Beach City Code.

## **SECTION 20 – FAIR CHANCE REQUIREMENT**

The Fair Chance Ordinance No. 2016-4012 is available at:

[https://library.municode.com/fl/miami\\_beach/codes/code\\_of\\_ordinances?nodeId=SPAGEOR\\_CH62HURE\\_ARTVFAHOR](https://library.municode.com/fl/miami_beach/codes/code_of_ordinances?nodeId=SPAGEOR_CH62HURE_ARTVFAHOR)

By virtue of submitting bid, bidder certifies that it has adopted policies, practices and standards consistent with the City's Fair Chance Ordinance. Bidder agrees to provide the City with supporting documentation evidencing its compliance upon request. Bidder further agrees that any breach of the representations made herein shall constitute a material breach of contract, and shall entitle the City to the immediate termination for cause of the agreement, in addition to any damages that may be available at law and in equity.

## **SECTION 21 – PUBLIC ENTITY CRIMES**

Please refer to Section 287.133(2)(a), Florida Statutes, available at:

<https://www.flsenate.gov/Laws/Statutes/2012/287.133>

By virtue of submitting bid, bidder agrees with the requirements of Section 287.133, Florida Statutes, and certifies it has not been placed on convicted vendor list.

**SECTION 22 – VETERAN BUSINESS ENTERPRISES PREFERENCE**

Pursuant to City of Miami Beach Ordinance No. 2011-3748, [https://library.municode.com/fl/miami\\_beach/codes/code\\_of\\_ordinances?nodeId=SPAGEOR\\_CH2AD\\_ARTVIPR\\_DIV3COPR\\_S2-374PRPRPRVECOGOCOSE](https://library.municode.com/fl/miami_beach/codes/code_of_ordinances?nodeId=SPAGEOR_CH2AD_ARTVIPR_DIV3COPR_S2-374PRPRPRVECOGOCOSE) the City shall give a preference to a responsive and responsible bidder which is a small business concern owned and controlled by a veteran(s) or which is a service-disabled veteran business enterprise, and which is within five percent (5%) of the lowest and best bidder, by providing such bidder an opportunity of providing said goods or contractual services for the lowest responsive bid amount. Whenever, as a result of the foregoing preference, the adjusted prices of two (2) or more bidders which are a small business concern owned and controlled by a veteran(s) or a service-disabled veteran business enterprise constitute the lowest bid pursuant to an ITB, RFP, RFQ, ITN or oral or written request for quotation, and such bids are responsive, responsible and otherwise equal with respect to quality and service, then the award shall be made to the service-disabled veteran business enterprise.

Is the bidder a service-disabled veteran business enterprise certified by the **State of Florida**?

YES       NO

Is the bidder a service-disabled veteran business enterprise certified by the **United States Federal Government**?

YES       NO