



RFP #43-10-11 (A)

REQUEST FOR PROPOSALS
FOR THE REDEVELOPMENT
OF THE BISCAYNE LANDING
SITE FOR THE CITY OF
NORTH MIAMI, FLORIDA



183.85 Acre
Site Available

Stage 1 of a 2 Step Process

RESPONSES ARE DUE NO LATER THAN

Wednesday, July 6, 2011 at 3:00 PM (Eastern Time)



PUBLIC NOTICE: REQUEST FOR REDEVELOPMENT QUALIFICATIONS

The City of North Miami, Florida (City) invites qualified developers to submit proposals for the PURCHASE or LEASE of approximately 183.85 acres of uplands atop of a former municipal landfill and redevelop it into a premiere project that will provide significant benefit to the residents and complement the existing businesses in the City of North Miami.

Proposals must be submitted in accordance with a two-step process. Stage I entails submitting qualifications to either purchase and/or lease the property and if successful, Respondents will be invited to participate in the Stage II process to provide a detailed proposal.

Copies of the RFP documents may be obtained online at www.cityofnorthmiami.gov, www.demandstar.com or from the City of North Miami Purchasing Department located at 776 NE 125th Street 3rd floor, North Miami, FL 33161.

This document contains detailed and specific information regarding the property being offered for redevelopment, the City's goals with respect to the development of this site, and the two-stage process for developer selection.

PRE-PROPOSAL MEETING

A pre-proposal information meeting is scheduled on **Wednesday, June 15, 2011 at 10:00 AM** at the site location: ***Biscayne Landing Sales Center, 15045 Biscayne Blvd. North Miami, FL 33187.*** Interested parties will be given the opportunity to ask pertinent questions of City representatives concerning the project and submission requirements. Immediately after the information meeting, an optional tour of the property will be available.

CONE OF SILENCE

Be advised that this RFP is issued subject to the City of North Miami Code Section 2-312 prohibiting certain communications with the City as specified in the General Conditions of the RFP. The Cone of Silence refers to limits on communications held between Proposers and Proposer's representatives and City elected officials, management and staff during the period in which a formal solicitation is open.

The cut-off date for all questions is **Tuesday, June 28, 2011** at 4:00 PM. All questions must be sent via email to biscaynelandingrfp@northmiamifl.gov.

An original, twelve (12) copies and one (1) CD of the proposals are to be submitted in a sealed envelope bearing the name of the respondent, and the address as well as the title of the RFP no later than 3:00 P.M. (Eastern Time) **Wednesday, July 6th**

2011. Address your proposal to City of North Miami, Office of the City Clerk, 776 N E 125th Street, North Miami, Florida 33161.

The City reserves the right to accept any proposals deemed to be in the best interest of the City, to waive any irregularities in any proposals, or to reject any and/or all proposals and to re-advertise for new proposals. Any proposal deemed by the City to not meet the basic criteria of the two-stage process shall be rejected prior to the evaluation process. In evaluating each proposal, the City and its representatives shall consider, but not be limited to, the proposer's experience and qualifications, capabilities of the development team, the proposer's financial qualifications and strength, and financial return to the City, the market and economic viability of the proposed project concept and the appropriateness of the proposed uses and design relative to the immediate area and the City of North Miami generally.

We look forward to your active participation in this solicitation.

Sincerely,

Ruby C. Johnson

Ruby C. Johnson, CPPO
Procurement Director

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SECTION 1.0
STAGE I: PROJECT BACKGROUND AND SITE INFORMATION

1.1 EXPLANATION OF PROCESS AND INTENT

The City of North Miami is pleased to present a distinctive and unique development opportunity to qualified developers. Biscayne Landing is a City-owned 183.85 acre site strategically located east of Biscayne Boulevard between NE 137th to NE 151st Streets. The site offers a grand opportunity to lease or purchase the largest undeveloped parcel of urban land in South Florida.

Because the City is interested in moving forward as expeditiously (and appropriately) as possible, the City has decided to implement this two-stage solicitation process. The benefits of a two-stage process are many including the ability to solicit qualified interest parties quickly, to encourage broad developer participation with minimal up-front time and entry cost, and to receive the widest range of concepts consistent with desired goals.

This RFP document includes a statement of redevelopment guidelines, an explanation of the proposed process and timelines, and detailed site information.

A Cone of Silence has been put into effect preventing potential proposers from speaking with members of the City Council, City Staff, CRA Staff, and Consultants for the CRA and Consultants for the City to include Appraisers, Surveyors, outside Legal Council or any RFP-related Evaluation Committee member. Potential Proposers may contact the Purchasing Director regarding this solicitation by emailing biscaynelandingrfp@northmiamifl.gov.

All questions must be emailed to biscaynelandingrfp@northmiamifl.gov. Responses will be posted on the City's website. The deadline for all questions is **Tuesday, June 28, 2011 at 4:00 PM**.

A strongly recommended, but not mandatory, pre-proposal conference and site tour and has been scheduled for **Wednesday, June 15, 2011**, to allow potential teams to present questions to staff. This meeting will be at the Biscayne Landing site located at 15045 Biscayne Boulevard, North Miami, FL 33187. Questions may also be sent in writing to biscaynelandingrfp@northmiamifl.gov. Where warranted, amendments to the RFP will be developed and posted on the City's website and DemandStar by Onvia.

An original, twelve (12) copies and a CD of the qualifications must be sealed and delivered on or before **Wednesday, July 6th, 2011** at 3:00 PM to:

Office of the City Clerk
City of North Miami, Room 221
North Miami, FL 33161
RFP 43-10-11 (A) Biscayne Landing Redevelopment Project
Stage I – Developers Qualifications

A short list of the most qualified teams will be asked to submit full redevelopment proposals in Stage II.

The City of North Miami reserves the right to accept any proposals deemed to be in the best interest of the City, to waive any irregularities in any proposals, or to reject any and/or all proposals and to re-advertise for new proposals. Any proposal deemed by the City to not meet the basic criteria of the Request for Proposals shall be rejected prior to the evaluation process. In evaluating each proposal, the City and its representatives shall consider, but not be limited to, the proposer's experience and qualifications, capabilities of the development team, the proposer's financial qualifications and strength, and financial return to the City, the market and economic viability of the proposed project concept and the appropriateness of the proposed uses and design relative to the immediate area and the City of North Miami.

1.2 BACKGROUND INFORMATION

The City of North Miami was incorporated in 1926 and is a political subdivision of the State of Florida. The City operates under a council-manager form of government and provides general government, public safety, public works, sanitation, library, recreation and cultural event services to over 58,000 residents. In addition, the City operates the Water and Sewer Utility, Storm water Utility and Solid Waste Services as enterprise activities. The Council is responsible for enacting ordinances, resolutions and regulations governing the City, as well as appointing the members of various advisory boards, the City Manager and City Attorney. The City Manager is responsible for the daily operations of the City and also for implementing policies adopted by the City Council.

The City of North Miami is located in northeast Miami-Dade County and is the County's 6th largest municipality.

1.3 REDEVELOPMENT GOALS FOR THE PROPERTY

Between the Atlantic Ocean and Biscayne Boulevard, bordered by Biscayne Bay, the City seeks to create a flagship development on one of the largest undeveloped parcels of publicly owned land in South Florida. The proposed development offers an exciting opportunity for the City to enter into a public-private partnership with a private developer to create a spectacular mixed use project in all of South Florida.

The City is looking for an innovative, vibrant project designed to the highest quality, which embraces green principles, and reflects the vibrant multicultural character of North Miami. The successful redevelopment will be expected to comply with all City regulations, including the provision of active parks and open space (no less than 20%) throughout the entire site. All new construction should be designed and built in accordance with the minimum standard of the US Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or any other nationally recognized, high performance green building rating system. Since the site is located within the City's Regional Activity Center (RAC) the proposed development should incorporate transit oriented development standards and help reinforce the City's vision to reduce auto dependence and

encourage alternative modes of transportation such as biking, car pooling and transit use.

Although the site is zoned for mixed use development, no specific uses are mandated. However, the City encourages proposals that combine an economically viable mix of uses that will define North Miami as a unique location and serve as a catalyst for redevelopment and job creation within the City. The proposal must offer a location that is inviting and attractive for local residents, visitors and business interests with a “Year Round” appeal! The City encourages master plan concepts that incorporate hotel facilities with adequate conference space to support educational, civic or business events as well as compliment the growing artistic and film community in and around the South Florida area. Additionally, the City currently has no hospital or major medical facility within its limits. As such, we encourage proposals that contemplate a mixed use project with a top notch space for outpatient care or bio-medical/technological research offices.

Section 4-402.B.1 of the City’s Land Development Regulation permits the following uses:

- Active and passive parks and open space
- Community facilities
- Hotels
- Mixed use – any combination of 2 or more uses
- Nightclubs
- Offices
- Public uses
- Recreation indoor
- Residential
- Restaurants
- Retail sales and services

1.4 GENERAL MAPS

See Section 7.0 for Maps and Appendixes

1.5 RELEVANT SITE INFORMATION

The City of North Miami is centrally located in sunny South Florida, nestled midpoint between the urban centers of Miami and buffered on the east side by the cool tropical winds of the Biscayne Bay. North Miami offers:

- Convenient and easy access to major highways i.e. less than 3.5 miles to the I-95, US-441, and the Florida Turnpike;
- Superb access to two international airports—less than 25 minutes away from Fort Lauderdale-Hollywood International Airport and 15 minutes from Miami International Airport;
- Easy access to two major cruise ports – less than 30 minutes away from Port Everglades and 25 minutes from the Port of Miami;

- Close proximity to Downtown Miami / Miami Beach and South Beach and cultural/artistic offerings including orchestra, museums, opera and theater in Miami/Fort Lauderdale/West Palm Beach;
- Four professional sports teams: Florida Marlins, Miami Dolphins, Miami Heat, and Florida Panthers, close to Land Shark Stadium, American Airlines Arena;
- Nearby high stakes gambling on cruise ships and local gaming opportunities including Gulfstream Park, Dania Jai-Alai, and the Seminole Hard Rock Hotel and Casino.



The 183.85 acre redevelopment site (**Appendix A, A.1 & A.2 - Site Maps**) is located within the City's Regional Activity Center (RAC) and the North Miami Community Redevelopment Agency (CRA) District and is bounded by 151st Street (north), a mixture of retail and commercial (south), partial frontage on Biscayne Boulevard (west) and Florida International University Biscayne Bay Campus, David Lawrence K-8 Center, Alonzo Mourning Senior High School, the Oleta River Recreational Area and the Biscayne Bay (east). The Oaks Development which comprises of two condominium towers consisting of three hundred and seventy (373) units and a free standing parking garage structure is contiguous to the site and is immediately northeast. The site includes a free standing Administration Building that can be accessed through the 143rd Street entrance and a free standing sales center that is accessed from Biscayne Boulevard and 151st Street.

The redevelopment site offers:

- Frontage on Biscayne Boulevard with site access on Biscayne and 143rd Street and Biscayne and 151st Street;
- A strategic location on U.S.1/Biscayne Boulevard with scenic views of the Biscayne Bay;
- To the west of the subject site, also within walking distance is a neighboring retail plaza, known as Biscayne Commons with anchor stores such as Publix, TGI Fridays, Petco, Costco and a North Miami Branch of the US Postal Service;

- Adjacent properties to the North of the subject site are Florida International University (Biscayne Bay Campus) which currently houses the Medical School's Division of Research and Information. FIU has the only public medical school in South Florida and the fifth allopathic program in the entire State. The Biscayne Bay Campus also houses the School of Hospitality Management, Journalism and the School of Environment, Arts and Society (SEAS);
- Additional properties to the north are David Lawrence K-8 Center and Alonzo & Tracy Mourning Senior High School as well as the Oleta Start Park;
- Less than 2 miles away is the City's internationally acclaimed Museum of Contemporary Art (MoCA);
- North Miami is host to two major four year Universities: Johnson & Wales University (JWU), and Florida International University (FIU). There are is also Barry University Medical Science Office located within the City as well.

The site is included in the Miami-Dade County State-Designated Enterprise Zone and is therefore eligible for certain state and local financial incentives. The sites' enterprise designation is currently effective until December 31, 2015.

1.6 ZONING AND LAND USE

The property is zoned Planned Development District (PD) and has an underlying land use of Mixed Use. The PD zoning district is the City's most flexible zoning designation including but not limited to uses such as retail sales and services and mixed use. A full copy of the City's Planned Development District Zoning Requirement is included as **Appendix B** to this document.

The purpose of the PD zone is to provide a means of achieving greater flexibility in the utilization of land in a manner not possible through conventional mechanisms; to promote greater innovation and creativity in the development of land; to encourage more imagination and innovative project design; to ensure that the proposed uses are appropriate and compatible with adjacent land uses in accordance with the goals of the City's Comprehensive Plan; and , to promote a more desirable community environment by site and use specific guidelines imposed by the City Council through the Conditional Use Permit approval process.

The Charter of the City of North Miami limits the height of proposed structures specific to this site, to 25 stories, with a maximum permissible density of 40 dwelling units per acre (permitted uses discussed above). Additional density may be granted through conditional use approval for mixed use up to a maximum of an additional 15 dwelling units per acre provided certain mandatory and optional criteria are met consistent with the Land Development Regulations. The site is located within the boundaries of the City's Regional Activity Center (**Appendix C**) which is approved for the following development:

- 1,550,000 Office Uses
- 1,500,000 Industrial Uses
- 550,000 Commercial Uses

- 7,000 Residential Units
- 400 Hotel Rooms
- 1,043 Acres Oleta State Park
- 1,776 K-8 Students David Lawrence K-8 Center
- 1,200 9-12 Students Alonzo & Tracy Mourning Senior High School
- 8,199 College Students Florida international University – Biscayne Bay Campus

Transportation Considerations

The City is a designated TCEA (Traffic Concurrency Exemption Area). As such the site is not subject to traffic concurrency. Instead developers must proposed strategies that promote alternative modes of transportation such as: bike paths, bike parking, shuttle service, Transportation Demand Management Plan etc.

1.7 MASTER DEVELOPER OBLIGATIONS

Parks and Recreation Component

The selected Developer will also bear the obligation of financing and managing the development of a minimum of 37 acres of active and passive open space/recreation areas within the site. A minimum of 15 acres must be devoted to active recreation programming and facilities. The non-active or passive open space areas may not be used for storm water management. This park development will be timed in concert with the development of other site improvements. The City will program and maintain all constructed active recreation areas. Additional acreage devoted to open space, off site recreational improvements or financial contribution to the City for the management of on-site active recreation facilities by the developer will positively affect the evaluation of the proposal. The City has the discretion to reduce the minimum open space requirement depending on the overall benefits of the selected proposal.

1.8 LEGAL DESCRIPTION

See Appendix D

1.9 LEINS

The City of North Miami owns the unencumbered parcel in fee simple. The previous ground lease and development agreement have been terminated. There are no other valid liens or mortgages on the property. The City of North Miami is capable of conveying clean title.

1.10 ENVIRONMENTAL CONDITIONS

The Biscayne Landing site, also known as the former Munisport Landfill, is a Class I landfill. Land filling activities occurred from the 1940s through the 1980s. The presence of the solid waste has led to elevated levels of ammonia in the underlying groundwater and in the abutting wetlands east of the site.

In preparation of its Master Plan of the site, the Developer must take into account known environmental conditions pertaining to the site. The landfill closure has two (2) primary phases:

- Ground Water Remediation
- Overall Site Closure

The City and its Consultants are working with Department of Environmental Resources Management (DERM) and Florida Department of Environmental Protections (FDEP) on an approved groundwater remediation plan. Resolution is pending. Proposers are encouraged to review the enclosed Comprehensive Landfill Closure Plan (CLCP) for full details of the ground water remediation and overall site closure (**Appendix E**).

Miami Dade Grant Funding

Miami-Dade County and the City of North Miami entered into a Grant Agreement to close the landfill and accomplish groundwater remediation at the site. Miami-Dade County originally provided the City \$31,027,000 under the grant. A consultant selected by the City is under contract to design, build, and operate the groundwater remediation system for a period of five years. DERM is the approval agency for the groundwater remediation system and the project is currently in the design phase. As of March 31, 2011, there remains \$24,414,622.05 in the grant for closure of the landfill. The enclosed Table R3-1 (**Appendix F**) shows the remaining grant balance for landfill closure and the specific line items to be funded.

The grant funds for landfill closure will be made available to the Developer. In order to draw funds from the grant, the Developer must demonstrate that construction activities meet the objectives of the landfill closure. For example, as shown on Table, draws can be made for providing an acceptable landfill cap and cover (Item 3a and 3b), and payments are based on the acreage capped and covered. If the Developer constructs a building or parking lot, which functions as the cap and cover, the Developer can submit a draw in the amount of the cap and cover for the acreage covered by the building or parking lot. Similarly, the other line items shown in Table R3-1 would be applied to the actual construction. The Comprehensive Landfill Closure Plan, Amendment 4 and the Closure Grant Funding (**Appendix E and E.1**) provide the bases of payment for each line item.

The landfill is required to be closed in accordance with the landfill closure permit (permit #0219514-009-SF). It is important to note that a site specific Alternate Procedure was obtained from the FDEP in July 2004. The Alternate Procedure allows for a permeable cover system in conjunction with site development.

Major components of the landfill closure that are reviewed and approved by the FDEP under the landfill closure permit include: grading, landfill cover and gas management, as well as financial assurance. Storm water management is also a major part of the closure of the landfill; however, because the closure will be completed through development of the Site, the South Florida Water Management

District (SFWMD) is taking the lead in overall storm water management approval at the State level.

The SFWMD has issued two Environmental Resource Permits (ERP #13-02206-P and #13-02402-P) for the Site. The first, which was issued in January 2004, is for the conceptual approval of the storm water master plan for the Site. Subsequent permit modifications have been obtained for specific construction activities. The other, ERP #13-02402-P, is for conceptual approval of wetland mitigation activities.

DERM's Water Control Section also approves and permits construction of storm water management systems at the site.

Buildings and structures to be constructed on-site will require gas management features. Utility lines also require a gas management system, as they could provide a path for the gas to enter into buildings. Ongoing gas monitoring is typically required.

As part of the process for permitting construction activities at the Site, the FDEP Landfill Closure Permit is modified from time to time to incorporate changes (new development and others).

Ongoing semi-annual water quality monitoring (groundwater and surface water), as well as quarterly gas monitoring, are required as part of the landfill closure permit and DERM requirements.

Although wetlands do not exist on the landfill footprint, there is a large wetland habitat abutting the site to the east. There is currently ongoing wetland monitoring in a portion of the wetland area. Regulatory agencies are also involved in review of development plans to ensure proper precautions are taken when constructing in the vicinity of the wetlands. It is likely that a conservation easement along the eastern property line will be required (typically 25 feet).

It is the responsibility of the each Proposer to complete their due diligence of the site.

1.11 DISPOSITION TERMS

The City will consider all proposals. Disposition revenues and revenue from real estate taxes directly generated by the project will, along with the character of the proposed development and the developer's capacities to implement the project, be a major criteria for selection.

The City intends to dispose of the property in "as is condition", with the developer responsible for any environmental remediation, demolition of existing structures and other site preparation costs.

END OF SECTION 1

**SECTION 2.0
SUBMISSION REQUIREMENTS**

2.1 RFP SCHEDULE

The anticipated scheduling of the RFP process is as follows:

RFP Release Date	Thursday, June 2, 2011
Pre-submission conference and site tour	Wednesday, June 15, 2011
Stage I proposals due	Wednesday, July 6, 2011
Interviews of Developers / Community Meeting	July 13 & 14, 2011 (Tentative)
City Council Consideration	TBD
Notification of short list for Stage II proposals	TBD
Stage II proposals due	September 20, 2011 (Tentative)
Interviews of shortlisted developers	TBD

This is a tentative schedule and subject to change.

2.2 PRE-PROPOSAL CONFERENCE

Proposers or their representatives are encouraged to attend a pre-proposal conference **Wednesday, June 15, 2011 at 10:00 AM**. The purpose of this conference is to allow City staff the opportunity to provide clarification and respond to questions from potential proposers relative to any facet of this RFP and the process.

To provide the City sufficient time to adequately prepare responses to proposer inquiries at the pre-submission conference, technical questions are to be submitted in writing via email to biscaynelandingrfp@northmiamifl.gov no later than 5:00 PM on **Monday, June 13, 2011**. Written responses to all questions will be discussed at the pre-submission conference and posted on the website shortly thereafter. Written addendum, if required, will be issued as soon as possible.

Due to the importance of the proposers having a clear understanding of the specifications/scope of work and requirements for this solicitation, attendance at this conference is strongly encouraged.

2.3 STAGE I REQUIREMENTS

All Stage I proposals submitted for consideration shall consist of all the forms provided in Section 4 which will address the following information along with other requirements of this Request for Proposals document:

1. Qualifications: (25 points)

Experience and Track Record of the Developer

- a. Identity of developer, including the developer's organizational structure and names and addresses of principals and partners. Composition and qualifications of other members of the development team, to the extent available at this stage.
- b. The development team's professional qualifications and experience in development, financing and management of comparable projects. Please specify roles played by various key members of the team.

Relevant project experience should be summarized in terms of:

- Timeframe
 - Location
 - Use, Character
 - Size (building area)
 - Dollar amount
 - Percentage Ownership
 - Current Ownership / management status
 - Role played by the Proposer
 - Description of any relevant aspects of the project experience that might shed light on the proposer's ability to deal effectively and creatively with the types of issues anticipated to be encountered in this project.
- c. List of owners and, for public-private projects, public sector participants, with contact names and telephone numbers of completed projects comparable to this magnitude and type for reference.
 - d. List of Architects & Planning firms that have been used in previous projects;
 - e. Experience in the development of projects in Miami-Dade County and south Florida;
 - f. Provide the Developer's experience with environmentally constrained sites;
 - g. Proposed approach to Local Business Participation and Outreach Effort

The City of North Miami is strongly committed to ensuring the maximum participation of qualified local business as defined in the City of North Miami Local Business Program on City projects as contractors and subcontractors for the procurement of goods and services.

Proposers are hereby notified that qualified local business should have the maximum opportunity to compete for and perform such contracts and subcontracts and provide material supplies for such contracts and subcontracts in accordance with the City's Local Business Program.

2. Demonstration of Financial Strengths (40 points)

Financial Capability and Level of Financial Commitment

- a. Complete and substantiate evidence of the developer's financial capacity

to undertake the proposed project as demonstrated by the ability to finance other large-scale development projects using equity, loans, etc.

3. Project Concept: (35 points)

Extent to which Proposed Program would meet City Planning Objectives based on:

- a. Preliminary Program Concept
 - Mix, character and sizing of uses by number and size of buildings
 - Key types of tenants or users
 - Anticipated phasing
 - General market contingencies that might affect programming of initial and future phases
 - General discussion regarding Green construction practices anticipated
- b. Brief discussion regarding the role the concept will play in operating as an attractive business interest with “Year Round” appeal spawning additional redevelopment and interest to the residents and the surrounding community.

Note: The City emphasizes that design concepts based on detailed architectural and engineering work will not be accepted at this stage. This refined work and related cost estimating would occur in Stage II. At this initial stage, the City expects prospective developers to focus on the full team's credentials in developing representative projects, describing the completed projects, the physical and market environment influencing the project concepts, and the actual contribution made by individual team members. Special attention should also be given to demonstrate the team's ability to secure construction and permanent financing for major real estate projects.

2.4 STAGE I SELECTION PROCESS

Evaluation of the Stage I Proposals will be performed by a committee assembled by the City Manager. The committee will evaluate the firms according to their proposals. The initial scores will be tallied and a short list will be developed consisting of the firms receiving the highest point ratings. The committee may conduct discussions with Proposers on the short list for the purpose of clarification to assure full understanding of, and responsiveness to, the solicitation requirements. These firms may be invited to an oral interview before the committee and members of the community. A short list of finalists will be assembled and presented to the City Manager who will prepare a report with recommendations to the City Council, in accordance with the applicable City of North Miami Code of Ordinances, who will make the final determination as to which Proposers will proceed to Stage II of the RFP process. **No late entries will be considered.**

2.5 EVALUATION CRITERIA (STAGE I)

Stage I Proposals will be evaluated using the criteria listed below to ascertain those Proposals most qualified to proceed to Stage II. The Items to be considered during the evaluation and their associated point values are as follows:

1. Experience and track record of the developer (and to lesser extent, that of other key members of the development team) focusing on quality of similar past development projects, ongoing technical and staff capacities, experience in public-private development projects, general reputation, and existing or intended Local Business Participation through team involvement or consultants. (25 points)
2. Financial capability and level of financial commitment as it would impact the likelihood of its implementation. (40 points)
3. Extent to which the proposed program would meet City planning objectives for the project including the ability to: act as a catalytic anchor to spawn additional appropriate redevelopment in the area; to incorporate a physical and/or programmatic public element that would allow it to serve as a defining destination showpiece for the City generally, and to serve as an exemplary model of green construction. (35 points)

It is anticipated that capability to successfully implement the project shall take precedence in qualifying proposals for selection for the second stage. To the extent that shortlisted proposers are well qualified and financially capable, the ability of the proposed project to meet the City's planning objectives and provide financial return to the City will take relatively greater precedence in the Stage II evaluation, with fulfillment of the City's planning objectives being given the greatest weight.

2.6 PROPOSED STAGE II PROCESS

Stage II submittals will require conceptual site plans and design elevations, architectural guidelines, market analyses, traffic studies, financial proposals, utility and school impacts and other detailed considerations. Specific Guidelines will be finalized and made available once the shortlisted Stage I Proposals has been identified.

The Stage II RFP is expected to require:

1. preliminary design concept (preliminary site plan, massing, height, building elevations and physical character);
2. preliminary feasibility and marketing analyses and financing plan;
3. preliminary environmental impact and traffic analysis;
4. preliminary utility and school impact analysis;
5. preliminary economic impact study;
6. preliminary proposed terms for the purchase or lease of the site;
7. preliminary project development schedule and values; and
8. team composition as it relates to City's Local Preference Outreach Effort

All Proposers electing to compete in Stage II will be subject to a background check in conformance with the City of North Miami Code of Ordinances which requires the City of North Miami Police Department to conduct a background check of all persons or firms that are being recommended for award of a lease with the City of North Miami.

The Evaluation Committee will reconvene to hear Stage II developer presentations and to receive staff and consultant findings. The Committee will then forward a recommendation (and/or ranking) based on the weighted criteria to the City Manager who will forward a report to the City Council for consideration. After considering the City Manager's report, committee recommendations and consultant findings, the City Commission will then select one or more preferred development teams for negotiations.

2.7 BONDING AND FINANCIAL GUARANTEE

Stage II proposals will be (tentatively) due in the City Clerk's Office by **Tuesday, September 20, 2011** and must be accompanied by a cashier's check for \$50,000 which is refundable to all of the unsuccessful Proposers.

In addition, for Respondents who propose to purchase the property, a good faith deposit of \$1,500,000 will be required and is refundable if the City does not accept the offer.

For the successful Respondent who proposes to lease the property, a minimum payment of \$17.5 million dollars will be required along with a non refundable initial lease payment of a minimum of \$1,500,000. In addition to an initial lease payment of \$1,500,000, annual ground lease payments to the City will be required commencing on a date agreed upon by the City.

In either case, the successful Respondent will be responsible for the payment of any outstanding property taxes.

The Proposer who is ultimately successful in reaching a signed agreement with the City will be responsible for reimbursing the City for its documented expenses up to \$1,000,000 for third party attorneys and consultants including the City's carrying costs for the property since the termination of the prior development lease agreement.

Prior to the issuance of a building permit, the person or firm proposing the development shall deposit with the Department of Community Planning and Development a cash bond, surety bond, or time deposit bond in an amount equal to one hundred and ten percent (110%) of the estimated cost of any and all improvements which may be required within dedicated rights of way and/or public facility easements to insure the placement thereof.

Ultimately, as construction of building are constructed, all said building construction must be bonded by the Developer of General Contractor.

2.8 OTHER CONSIDERATIONS

1. Developers interested in performing this service must exhibit considerable relevant experience with this type of work, and should emphasize both experience and capability of particular personnel who will actually perform the work.
2. It is the responsibility of each Respondent to redact all financial information (i.e., social security numbers and bank account numbers) from your RFP prior to

submittal, which is exempt from the Florida Statutes Chapter 119, (Public Records Law).

3. The selected Respondent will be responsible for reviewing existing Miami-Dade County, City of North Miami Codes, Resolutions and Ordinances and State of Florida Building Codes and for incorporating data into complete construction documents including final construction plans (working drawings), technical specifications, construction estimates, and related proposal documents necessary for the bidding and construction of the projects.
4. The Respondent shall agree to indemnify and hold harmless and pay on behalf of the City, for any liability and/or legal costs arising out of any claims and litigation related to the services provided, including any actions that may arise from allegations regarding determination of appropriateness or inappropriateness of care or any acts, errors or omissions related to the service provided.
5. The City reserves the right to approve substitutions for assigned personnel proposed for this engagement at its sole discretion.
6. All contact for information regarding the Proposal must be addressed to Ruby C. Johnson, Purchasing Director. Over the course of this RFP process, related contact with City or CRA Staff by a Respondent or their agent, other than as part of the evaluation process or for clarification purposes, will be grounds for **automatic disqualification** of that Proposer.
7. Each Proposer shall examine all Proposal Documents and judge for themselves all matters relating to the adequacy and accuracy of the documents. If the Proposer is of the opinion that any part(s) of the Proposal Document is incorrect or obscure, or that additional information is needed, he should request such information or clarification in writing to biscaynelandingrfp@northmiamifl.gov by **Tuesday June 28, 2011 at 4:00 PM** so that appropriate addenda may be issued, if necessary, and posted on the City's website for the benefit of all prospective Proposers.
8. No oral change or interpretation of the provisions contained in this Request for Proposal is valid whether issued at a pre-proposal conference or otherwise. Written addenda will be issued and posted on the City's website when changes, clarifications, or amendments to Proposal Documents are deemed necessary. The issuance of a written addendum is the only official method whereby interpretation, clarification or additional information can be given.
9. All materials submitted in response to the RFP become the property of the City of North Miami and will be returned only at the option of the City. The City has the right to use any or all ideas presented in any response to the RFP whether amended or not and selection or rejection of the Proposal does not affect this right, provided however, that any Proposal that has been submitted to the City Clerk's Office may be withdrawn prior to Proposal opening time stated herein, upon proper identification and signature releasing Proposal Documents back to Proposer.

10. After initial review of the Proposals, the City may invite any Proposer for an interview to discuss the Proposal and meet its representatives, particularly key personnel who would be assigned to the project. It is understood that the City shall incur no costs as a result of this interview, nor bear any obligation in further consideration of the Proposal.
11. Copies of Proposals submitted may not be viewed until fifteen (15) days after RFP opening date.
12. The City reserves the right to determine, at its sole discretion, whether any aspect of a Proposal satisfies the criteria established in this two-stage Request for Proposals. The City further reserves the right to negotiate with any person or firm submitting Proposals and reserves the right to reject any or all Proposals with or without cause. The City also reserves the right to waive minor technical defects in a Proposal. In the event that this Request for Proposals is withdrawn by the City for any reason, the City shall have no liability to any applicant for any costs or expenses incurred in connection with this Request for Proposals or otherwise. All such expenses incurred in the preparation of a Proposal shall be borne by the Proposer.
13. All proposals submitted shall be binding for one hundred eighty (180) calendar days following the opening date.
14. The City may, at its sole and absolute discretion, reject any or all proposals, re-advertise this RFP, postpone or cancel this RFP process at any time, or waive any irregularities in this RFP or in the proposals received as a result of this RFP. The determination of the criteria and process whereby proposals are evaluated, the decision as to who shall receive a contract award, or whether an award shall ever be made as a result of this RFP, shall be the sole and absolute discretion of the City. In no event will any successful challenger of these determinations or decisions be automatically entitled to the award of this RFP.
15. The submittal of a proposal will be considered by the City as constituting an offer by the Respondent to provide the services described in this RFP.
16. Any Respondent, who desires to change his/her proposal, shall do so in writing. Any request for changes shall be received prior to the date and hour of the proposal opening. The Respondent's name and the RFP # shall appear on the envelope.
17. A proposal may be withdrawn prior to the date and hour of the proposal opening. Any proposal not so withdrawn shall, upon opening, constitute an irrevocable offer, for the period of ninety (90) days after the date of the proposal opening, to provide the proposed services.
18. No unsolicited modifications to proposals will be permitted after the date and hour of the proposal opening.

END OF SECTION 2

SECTION 3.0 PROPOSAL FORMAT

3.1 SUBMISSION FORMAT

Stage I Proposals shall be prepared simply and economically, providing straightforward, concise delineation of the Respondents' capabilities to satisfy the requirements of the RFP. The emphasis in this Stage I Proposal is to present team and individual qualifications, financial strength, and a development concept for the site. In order to expedite the evaluation of Stage I Proposals, it is essential that the Respondent follow the format and instructions contained herein. If the Respondent so wishes, the Stage I Proposal may be accompanied with brochures, promotional materials, or displays properly identified. However, Stage I Proposal Submission Requirements as listed herein must be followed and all Stage I Proposals must be submitted as specified.

The Stage I Proposal shall be considered an intent to EITHER purchase and redevelop OR lease and redevelop the City-owned land included in this RFP and to compete in the Stage II process should the Proposal be shortlisted. **Any Proposer wishing to be considered for the Stage II process must submit a Stage I response and successfully advance to the Stage II process.** No late entries will be allowed.

One (1) original binder, twelve (12) copies and one (1) CD of the Respondent's proposal to this RFP shall be submitted no later than **3:00 pm (EST) on Wednesday, July 6th, 2011.** CD must be an exact and complete copy of original binder and must include all signed documents, forms, certificates and licenses. CD copy must be PDF or Word format. Please provide thumbnails for each section.

The original document package must be **marked "ORIGINAL"**. The document package copies should be individually bound. Proposals which do not include the required documents may be deemed non-responsive and may not be considered for Stage II.

Proposals are to be labeled and delivered to:

**City of North Miami
Office of the City Clerk
776 NE 125th Street
North Miami, FL 33161
RFP 43-10-11 Biscayne Landing Redevelopment Project
Stage I – Developer Qualifications**

It will be the sole responsibility of the Respondent to have his Stage I Proposal delivered to the Office of the City Clerk on or before the closing hour and date shown above for receipt of Proposals. If a Stage 1 Proposal is sent by mail, the Proposer shall be responsible for its delivery to the City Clerk's Office before the closing hour and date shown above for receipt of Proposals. Proposals thus delayed will not be considered and will be returned unopened after award.

The Proposal shall be signed by a Representative who is authorized to contractually bind the Respondent.

Proposers should carefully follow the format and instructions outlined below, observing format requirements where indicated. All materials (except for plans and schematics, if any) are to be submitted on 8 1/2" X 11" pages, neatly typed and double sided on recycled paper, with normal margins and spacing. Plans however can be submitted on 11" x 17" pages but must be folded into the binder.

PLEASE READ THE ENTIRE SOLICITATION BEFORE SUBMITTING A PROPOSAL

A "tab" should be provided for each section as follows:

1. Proposal Contact Information Form

Include this sheet as the very first page of your Proposal. Please complete the form in its entirety. The contact person indicated should be someone the City may contact for any questions or provide any correspondence related to this RFP.

2. Table of Contents

The table of contents should outline in sequential order the major areas of the submittal, including enclosures. All pages must be consecutively numbered and correspond to the Table of Contents.

3. Proposal Letter / Statement of Intent

Provide a Letter on Interest including information on location of the Firm's office that will be the lead office of this project. Although a final decision does not have to be made, provide a Statement of Intent to either PURCHASE or LEASE the property.

4. Preliminary Program Concept

Provide anticipated mix, character and sizing of uses; key types of tenants or users; anticipated phasing; and general market contingencies that might affect programming of initial and future phases. Include a brief discussion as to how proposed program would meet City planning objectives for the project including the ability to: act as a catalytic anchor to spawn additional appropriate redevelopment in the area; to incorporate a physical and/or programmatic public element that would allow it to serve as a defining destination showpiece for the City generally, and to serve as an exemplary model of green construction.

(Note: this section may not exceed four (4) pages in length; no illustrations are expected or permitted in the Stage I phase of the RFP.)

5. Questionnaire and Forms

Complete and include all forms provided in the RFP.

6. RFP Checklist



SECTION 4.0

REQUIRED FORMS



CITY OF NORTH MIAMI

PROPOSAL CONTACT PERSON INFORMATION

**RFP 43-10-11 (A)
Biscayne Landing Redevelopment Project
Stage I**

Include this sheet as the very first sheet of your Proposal. Please complete the form in its entirety. The contact person indicated should be someone the City may contact for any questions or provide any correspondence related to this RFP.

LEGAL NAME OF PROPOSER(S) _____

FEDERAL EMPLOYEE IDENTIFICATION (FEIN) NUMBER _____

MAILING ADDRESS: _____

CITY, STATE, ZIP CODE: _____

CONTACT PERSONS NAME: _____

TITLE: _____

EMAIL ADDRESS: _____

TELEPHONE NUMBER: _____

FAX NUMBER: _____



DECLARATION

The aforementioned, as Proposer (herein used in the masculine singular, irrespective of actual gender and number) declares, under oath that no other person has any interest in this Proposal or in any resulting agreement to which this Proposal pertains, that this Proposal is not made with connection or arrangement with any other persons and without collusion or fraud.

The Proposer further declares that he has complied in every respect with all the instructions to Proposers, that he has read all addenda, if any, issued prior to the opening of Proposals, and that he has satisfied himself fully relative to all matters and conditions with respect to the general conditions of the agreement and all relevant information to which this proposal pertains.

Company Name	Authorized Signature	Print Name
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DISCLOSURE OF CONFLICT OF INTEREST

Each Proposer shall disclose below, to the best of his or her knowledge, any City of North Miami officer or employee, or any relative of any such officer or employee as defined in Section 112.3135, Florida Statutes, who is an officer, partner, director or proprietor of, or has a material interest in the Proposer's business or its parent company, any subsidiary, or affiliated company, whether such City official or employee is in a position to influence this procurement or not.

Failure of a Proposer to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the City of North Miami Purchasing Ordinance.

In the event the Proposer does not indicate any name, the City shall interpret this to mean that no such relationship exists.

Name	Relationship
_____	_____
_____	_____



HOLD HARMLESS AND INDEMNITY CLAUSE

The Respondent shall indemnify, defend and hold harmless the City of North Miami, its elected and appointed officials, employees and agents for any and all suits, actions, legal or administrative proceedings, claims, damage, liabilities, interest, attorney's fees, costs of any kind whether arising prior to the start of activities or following the completion or acceptance and in any manner directly or indirectly caused, occasioned or contributed to in whole or in part by reason of any act, error or omission, fault or negligence whether active or passive by the contractor, or anyone acting under its direction, control, or on its behalf in connection with or incident to its performance of the contract.

Company Name	Authorized Signature	Print Name
--------------	----------------------	------------

The Respondent further certifies that it will meet all insurance requirements of the City of North Miami and agrees to produce valid, timely certificates of coverage.



FINANCIAL DISCLOSURE AND PROFESSIONAL INFORMATION
(Attach additional pages as necessary)

PROPOSER'S QUESTIONNAIRE INSTRUCTIONS

The information requested in this questionnaire should be provided by the Proposer. Statements must be complete and accurate. Omissions, inaccuracies or misstatements may be cause for rejection of a proposal.

Statements and answers relating to each question in this questionnaire may be answered on the page on which the question is found or by attaching 8-1/2" x 11" supplemental sheets. Photographs or other illustrative materials should be bound into the proposal. Any relevant supplemental material should be identified by the Proposer's name and address and the page number of the questionnaire to which the supplemental material is applicable.

If parties other than the proposer shall have financial responsibility for the project, and these parties are identified in the proposal, then the applicable pages of this questionnaire should be completed for each such entity. Financial information for such other parties may also be provided at the time of Stage II proposal, but the proposer should be aware that selection for the second round shortlist will be based on the information provided.

By submission of a proposal, the Proposer acknowledges and agrees that the City Manager has the right to make inquiries to substantiate or supplement information contained in this questionnaire, including the right to review prior years' tax returns, and authorizes the release to the City Manager of any and all information sought in such inquiry and that in accordance with the laws of the State of Florida, the proposal and any such information shall be available for review by the public.

The Proposer further understands that the information submitted may be confirmed through a background investigation conducted by the City of North Miami Police Department. By submitting this information, the Proposer agrees to cooperate with any investigation, including but not necessarily limited to fingerprinting and providing information for credit check.

1. PROPOSER'S EXPERIENCE STATEMENT

- a) Describe, in detail, the duration and extent of your business experience, with special emphasis upon experience, if any, with large scale multi-use, public-private and contaminated site development projects.
- b) Also state, in detail, the names and pertinent experience of the persons who will be directly involved in development and management of the operation. List the names and locations of currently owned commercial real estate and Proposer's percentage ownership, and any such facilities currently managed by Proposer.
- c) In addition, please provide photographs or other illustrative material depicting projects that will demonstrate your ability to complete a quality project, also describing the built environment surrounding any such developments.

The name and address should be given for each project identified, as well as person's familiar with the development who may respond to inquiries from the City. Proposers should also identify their specific role and their individual team members' role in each project.

2. PROPOSER'S FINANCIAL DATA

a) Financial Statement

Proposer, owner-corporations of Proposer, Principals and any person or business entity guaranteeing the performance of the Proposer must attach audited financial statements for the recent Fiscal Year end, if available and prepared in accordance with generally accepted accounting principles, or such other proof of financial capability, reasonably acceptable to the City, and showing the financial ability of the Proposer to build the project.

b) Surety Information

Has any surety or bonding company ever been required to perform upon Proposer's default or any entity previously owned or controlled by Proposer or any Principals? Yes () No ()

If yes, attach a statement naming the surety or bonding company, date, amount of bond, and the circumstances surrounding said default and performance.

c) Bankruptcy Information

Has Proposer, Principals or any entity previously owned or controlled by Proposer ever been declared bankrupt or reorganized under Chapter 11 or put into receivership?

Yes () No ()

If yes, state date, court jurisdiction, amount of liabilities and amount of assets.

d) Pending and Past Litigations

Provide detailed information regarding pending and past litigations, liens, or claims involving any principal, participant in the proposal or any entity previously owned or controlled by Proposer working with the proposed project. This would include any pending or past bankruptcies; insolvency; judgments; dissolutions (voluntary or involuntary); failure to complete or abandonment of project; and any incidents of default on financing of project.

3. PROPSEER'S PAST PERFORMANCE

a) Criminal Convictions

Has Proposer, Principals or any entity previously owned or controlled by Proposer been convicted by a Federal, State, County or Municipal Court of any violation of law, other than traffic violations. This information should include all stockholders over ten percent (10%).

Yes () No ()

If yes, list and explain any convictions on a separate sheet.

b) Past Performance

Have any similar agreements held by Proposer or Principals for a similar projects to the proposed ever been canceled?

Yes () No ()

If yes, give details on a separate sheet.

c) Has the Proposer or any Principals of the applicant organization failed to qualify as a responsible Bidder, refused to enter into a contract after an award has been made, failed to complete a contract during the past five (5) years, or been declared to be in default in any contract in the last five (5) years?

If yes, please explain:

4. PROPOSER'S REFERENCES

List four (4) persons or firms with whom the Proposer has conducted business transactions during the past three years. At least two (2) of the references named are to have knowledge of Proposer's debt payment history. At least one (1) reference must be a financial institution.

Reference No. 1

Name:

Firm:

Title:

Address:

Telephone: ()

Nature and magnitude of purchase, sale, loan, business association, etc.:

Reference No. 2

Name:

Firm:

Title:

Address:

Telephone: ()

Nature and magnitude of purchase, sale, loan, business association, etc.:

Reference No. 3

Name:

Firm:

Title:

Address:

Telephone: ()

Nature and magnitude of purchase, sale, loan, business association, etc.:

Reference No. 4

Name:

Firm:

Title:

Address:

Telephone: ()

Nature and magnitude of purchase, sale, loan, business association, etc.:

5. PARTNERSHIP STATEMENT

If Proposer is a partnership, answer the following:

1. Date of Organization

2. General Partnership ()

Limited Partnership ()

3. Statement of Partnership recorded? Yes () No ()

Date Book Page County State

4. Has the partnership done business in the State of Florida?

Yes () No () When? Where?

5. Name, address, and partnership share of each general and limited partner.
(If partnership is corporations, complete the following page for corporation.)

General (G) / Limited (L)	Name	Address	Share
------------------------------	------	---------	-------

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

6. Attach a complete copy of the Partnership Agreement.

6. CORPORATION STATEMENT

If Proposer is incorporated, answer the following:

1. When incorporated?
2. Where incorporated?
3. Is the corporation authorized to do business in Florida?

Yes () No ()

4. The corporation is held: Publicly () Privately ()

5. If publicly held, how and where is the stock traded?

6. List the following:

	Authorized	Issued	Outstanding
--	------------	--------	-------------

- (a) Number of voting shares:

- (b) Number of non-voting shares:

- (c) Number of shareholders:

- (d) Value per share of

Common Stock: (if publicly traded)

Par	\$
Book	\$
Market	\$

7. Furnish the name, title, address and the number of voting and non-voting shares of stock held by each officer and director and each shareholder owning more than 5% of any class of stock. If more than 5% of any class of stock is held by one or more corporations, then each owner-corporation must also complete separate pages (type corporation name on said pages for identification purposes) and furnish the required financial statement.

If said owner-corporations are owned by other corporations, then these other corporations must also complete separate pages (type corporation name on said pages for identification purposes) and furnish the required financial statement. The City Manager requires information on all corporations that directly or indirectly have an ownership in the Proposer-corporation.

CORPORATION STATEMENT (Continued)

7. If an individual or corporation will be guaranteeing performance of the Proposer corporation, state name here and complete separate pages and if corporation (type corporation name on said pages for identification purposes), furnish financial statement for the individual or corporate guarantor.

8. TEAM'S EXPERIENCE STATEMENT

- a)** Describe, in detail, the duration and extent your team has worked together on projects, with special emphasis upon experience, if any, with large scale multi-use including but not limited to "For Sale" residential, rental apartments public-private and contaminated site development projects.
- b)** State, in detail, the names and pertinent experience of the persons who will be directly involved in development and management of the operation.
- c)** List the names and locations of currently owned commercial real estate and Proposer's percentage ownership, and any such facilities currently managed by Proposer.

The name and address should be given for each project identified, as well as person's familiar with the development who may respond to inquiries from the City Manager. Proposers should also identify their specific role and their individual team members' role in each project.

- d)** In addition, also provide photographs or other illustrative material depicting projects that will demonstrate your ability to complete a quality project, also describing the built environment surrounding any such developments.



FORM A-1

**SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to _____
[print name of public entity]
by _____
[print individual's name and title]
for _____
[print name of entity submitting sworn statement]
whose business address is _____

and (if applicable) its Federal Employer Identification Number (FEIN) is _____ (If
the entity has no FEIN, include the Social Security Number of the individual signing this sworn
statement:
_____.)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), **Florida Statutes**, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with any business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), **Florida Statutes**, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133 (1)(a), **Florida Statutes**, means:

1. A predecessor or successor of a person convicted of a public entity crime; or
2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes means any natural person or entity organized under the laws of any state or of the United

States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **[Indicate which statement applies]**

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **[Attach a copy of the final order]**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

[Signature]

Sworn to and subscribed before me this _____ day of _____, 20_____.

Personally known _____ OR Produced identification

_____ Notary Public - State of _____

My commission expires _____
(Type of Identification)

(Printed typed or stamped Commission name of Notary Public)



FORM A-2

**NON-COLLUSIVE PROPOSAL CERTIFICATE
STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

Before me, the undersigned authority, on this day personally appeared _____ (Authorized Officer), who being by me duly sworn, deposes and says:

1. That he/she is the _____ of the corporation/partnership known and styles as _____, duly formed under the laws of the State of _____, on _____, 20____, is duly authorized to represent such corporation/partnership in the making of this Affidavit and certification.

2. That _____ (corporation/partnership) has not, within 6 months next preceding the date of this affidavit, entered into any combination, contract, obligation, or agreement to create nor that may tend to create or to carry out any restriction on secret, competitive bidding on the procurement of _____, to fix, maintain, increase, or reduce the price set out in the Proposal (bid) on the Project; to fix or maintain any standard or figure whereby the price bid in the Proposal is or has been in any manner affected, controlled, or established; or in any other manner to prevent or lessen competition in the bidding for the Project.

3. That _____ (corporation/partnership) has not, during such time, entered into, executed, or carried out any contract, obligation, or agreement with any person, corporation, or association of persons not to bid on this Project below a common standard or figure, to keep the price thereof at fixed or graded figures, to preclude a fair and unrestricted competition in the bidding of this Project, to regulate, fix or limit the bidding on the Project, or to abstain from engaging in the bidding on the Project, or any portion thereof.

4. That _____ (corporation/partnership) has not within 6 months next preceding the date of this Affidavit, either directly or through the instrumentality of trustees or otherwise, acquired assets shares, bonds, franchise, or other rights in or physical properties of any other corporation or partnership for the purpose of preventing or lessening, or in a manner that tends to affect or lessen, competition in the bidding on this Project.

5. That _____ (corporation/partnership) has not within such time entered into any agreement or understanding to refuse to buy from or sell to any other person, corporation, firm, or association of person who bids on the Project.

6. That no officer of _____ has, within Affiant's knowledge, during such 6 months made on behalf of its or for its benefit any such contract or agreement as is specified in this Affidavit.

7. That these representations and warranties will be true at the time of the bid opening.

By: _____
Its: _____
Authority Warranted

SWORN TO and subscribed before me this _____ day of _____, 200____.

Notary Public

My Commission Expires:



RFP CHECKLIST

Please check each line item after the completion of the appropriate item.

- _____ A sealed package containing one (1) original, 12 (twelve) copies and a CD of the proposal in an 8-1/2" x 11" format are to be submitted by 3:00 p.m. on Wednesday, July 6, 2011.
- _____ I verify that the signatures in this RFP is the signature of the person authorized to bind the agreement. (Preferably in blue ink)
- _____ I acknowledge reading and signing the Declaration, Disclosure of Conflict of Interest and Hold Harmless Statement.
- _____ I have included all information, certificates, licenses and additional documentation as required by the City in this RFP document.
- _____ I have checked for any addendums to this RFP, and will continue to check for any addendums up to the due date and time of this RFP.
- _____ I have submitted one (1) original, twelve (12) copies and a CD of the entire proposal with acknowledgement of all addendums.
- _____ I have verified that the outside address label of my RFP package is clearly marked to include my company's name, address, RFP number and date of RFP opening.
- _____ I am aware that a Notice of Intent to award this RFP shall be posted on the City's website at www.northmiamifl.gov and that it is my responsibility to check for this posting. Also, I have provided my email address, as the City, at its discretion, may provide me information by such means regarding this procurement process.

NAME OF COMPANY: _____

PROPOSER'S NAME: _____

PROPOSER'S AUTHORIZED SIGNATURE: _____

DATE: _____

5.0 ADDITIONAL INFORMATION AND HELPFUL LINKS

NORTH MIAMI CHAMBER OF COMMERCE

The Greater North Miami Chamber of Commerce, the "Chamber On The Move," is a business organization serving the South Florida area for the last 62 years. It is dedicated to promoting retail and commercial exchange in the area through planned networking functions and special events attracting people to the City of North Miami. For more information on the North Miami Chamber of Commerce visit their website at www.northmiamichamber.com

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

The North Miami Community Redevelopment Agency (NMCRA) is a public agency that was fully established in June 2005 by the City of North Miami and Miami-Dade County in accordance with Chapter 163 of Florida Statutes. The NMCRA is charged with the responsibility of eliminating conditions of blight that exist within the City and helping to improve the quality of life by revitalizing the City's physical, economic, educational and social resources. The designated Community Redevelopment Area comprises some 3,250 acres, approximately 60% of the City.

CRAs are a common governmental tool for redevelopment in the state of Florida, and they operate on a budget funded through the revenue generated by the increase in property taxes within the area above an established base year. Funding for the NMCRA is determined annually and is in the amount of the increment which is the portion of the tax revenues generated within the redevelopment area over and above the base year (2004). This tax increment is used to finance the redevelopment projects outlined in the adopted Community Redevelopment Plan. Thus, the principal mission of the NMCRA is the preservation or enlargement of the community redevelopment area's tax base from which taxing authorities receive tax revenues to carry out public initiatives that stimulate the rehabilitation or redevelopment of the community redevelopment area. For more information, you may visit the NMCRA's website at www.northmiamicra.org

NORTH MIAMI COMMUNITY PLANNING & DEVELOPMENT

The Community Planning and Development Department is responsible for the direction and coordination of all growth, development and redevelopment related programs. The administration oversees the operations of the Department's four divisions: Economic Development, Housing, Planning and Transportation. The Department also oversees the preparation of the City's Comprehensive Plan, and coordinates and presents development project before the Planning Commission and the City Council. The Department is also responsible for coordinating and monitoring the budgets for all Divisions and programs within the Department.

Section 6.0

General Guidelines and Information

6.1 CITY OVERVIEW

North Miami, Florida (pop. 58,000) is a diverse community, ideally located midway between Miami and Fort Lauderdale and encompasses approximately 9.5 square miles. As the fifth largest city of Miami-Dade County, North Miami is committed to growth in its business community, while also focusing on issues such as education, the arts, leisure activities and sustainability to provide a viable future for our residents and preserve the City's rich history since its incorporation in 1926.

The City currently has 550+ employees and provides a wide range of governmental services including public safety / police services, parks and recreation, public works, water and sewer, planning, building and zoning, code enforcement, and community development to its citizens.

The City is a very large consumer of goods and services and the purchasing decisions of our employees and contractors can positively or negatively affect the environment. By including environmental considerations in our procurement decisions, along with our traditional concerns with price, performance and availability, we will remain fiscally responsible while promoting practices that improve public health and safety, reduce pollution, and conserve natural resources.

6.2 DEFINITIONS

- a) "Proposer" or "Respondent." All contractors, consultants, organizations, developers, firms or other entities submitting a response to this RFP.
- b) "City." The City of North Miami.
- c) "Contract" a binding written agreement, including purchase orders, containing terms and obligations governing the relationship between the City and the other party.
- d) The word "Department" to mean a department of The City of North Miami.
- e) The word "Solicitation" to mean this Request for Proposal (RFP) document,

and all associated addenda and attachments.

- f) The words "Subcontractor" or "Sub-consultant" to mean any person, firm, consultant, entity or organization, other than the employees of the contractor, who contracts with the contractor to furnish labor, or labor and material, in connection with the worker services to the city, whether directly or indirectly, on behalf of the contractor.

6.3 INVITATION

This invitation is extended to firms and organizations that can provide the requirement(s) specified herein. The requirements presented in this solicitation represent the City's anticipated needs.

6.4 PUBLIC ENTITY CRIMES AFFIDAVIT

The *Public Entity Crime Affidavit, (Form "A-1")* attached to this solicitation, includes documentation that shall be executed by an individual authorized to bind the Respondent. If the *Public Entity Crime Affidavit* is not submitted as part of the Respondent's Proposal package, is altered in any manner or is not fully completed, the Respondent shall be deemed non-responsive to the solicitation requirements.

6.5 PUBLIC ENTITY CRIME/ DISCRIMANATORY VENDOR LIST

Any Respondent, or any of its suppliers, subcontractors, or consultants who shall perform work which is intended to benefit the City, shall not be a convicted vendor or included on the discriminatory vendor list. If the Respondent or any affiliate of the Respondent has been convicted of a public entity crime or has been placed on the discriminatory vendor list, a period longer than 36 months must have passed since that person was placed on the convicted vendor or discriminatory vendor list. The Respondent further understands and accepts that any contract issued as a result of this solicitation shall be either voidable or subject to immediate termination by the City. The City in the event in such termination, shall not incur any liability to the Respondent for any work or materials furnished.

6.6 LOBBYING

All Respondents, their agents and proposed sub consultants or subcontractors, are hereby placed on notice that neither the City Council Members, any evaluation committee members, employees of the City or employees of any other project sponsoring agencies shall be lobbied either individually or collectively regarding this solicitation. Respondents, their agents and proposed sub-consultants or subcontractors are hereby placed on notice that they are prohibited from contacting any of these individuals for any purpose relating to the solicitation (e.g., general information, meetings of introduction, meals, etc.). Any Proposal submitted by a Respondent, its agents and potential sub consultants or subcontractors who violate these guidelines will not be considered for review. The Procurement Director or Contract Specialist (identified on the cover page of this solicitation) shall be the only point of contact for questions and/or clarifications concerning the solicitation, the selection process and the negotiation and award procedures.

Please note that is prohibition against lobbying shall extend to and include the North Miami Community Redevelopment Agency (CRA) relative to its staff and consultants, CRA Board of Commissioners and the CRA Advisory Committee.

6.7 SUSPENSION OF CONTRACTORS FOR MATERIAL BREACH OF CITY CONTRACTS

Pursuant to Sec 7-160 (a), (b) & (c) upon recommendation by the Director of Procurement, may temporarily or permanently suspend contractors from doing business with the city whenever a contractor materially breaches its contract with the City. Any Proposal submitted by a Respondent, its proposed subcontractors or sub consultants who are included on the City's Suspension List shall not be considered for review.

In addition, the principles of any Respondents or its proposed subcontractors or sub consultants shall not attempt to do business with the City under a different name or form a new legal entity in order to do business with the City while the principals of the Respondent or its proposed

subcontractors or sub consultants remain on the Suspension List. In the event there is any intentional misrepresentation, the Respondent further understands and accepts that any contract issued as a result of this solicitation shall be subject to immediate termination for default and suspension procedures by the City. The City, in the event of such termination, shall not incur any liability to the Respondent for any work or material furnished.

6.8 POINTS OF CONTACT TIMETABLE FOR INQUIRES

Respondents shall contact the contract specialist, identified on the cover page of this solicitation, for all inquiries relating to this solicitation. All Respondents' technical inquires shall be confirmed in writing either through the mail, via facsimile transmission or electronic mail.

Technical questions will not be entertained beyond the cut-off date indicated on the cover page so that answers to substantive questions, in the form of written addenda, can be posted on the City's web site (www.northmiamifl.gov) and Demand Star by Onvia at www.demandstar.com or calling toll free 1-800-711-1712 and requesting the corresponding documents number.

6.9 ORAL REPRESENTATION

No oral representation made by the City staff shall be binding. The contents of this RFP and any subsequent addenda issued by the City shall govern all aspects of this solicitation.

6.10 ADDENDA

If any solicitation revisions become necessary (other than changes to the deadline for response submission), the City will post written addenda on the City web's site at (www.northmiamifl.gov) and on Demand Star by Onvia at www.demandstar.com or calling toll free 1-800-711-1712 and requesting the corresponding document number at least seven (7) calendar days before the date scheduled for opening the responses. The City may revise the deadline for response submission at any time prior to the date and time scheduled for opening the responses. **It is the responsibility of all Respondents to ascertain whether any addenda have been issued before the**

solicitation deadline by either calling or checking the City's web site (www.northmiamifl.gov) and Demand Star and by Onvia at www.demandstar.com or calling toll free 1-800-711-1712 and requesting the corresponding document number. All addenda placed on the Demand Star can be down loaded.

6.11 CANCELLATION OF THE SOLICITATION

The City reserves the right to cancel this solicitation and/or re-advertise and re-solicit the requirements at any time when determined to be in the best interest of the city.

6.12 PROPOSAL PROTEST

A Respondent may protest any portion of the solicitation document by submitting a written protest with the City Clerk within five (5) business days (excluding weekends and City observed holidays) prior to the date set for the opening of Proposals, pursuant to Section 7-158, City Code. A written protest is considered filed when it is received by the City Clerk within the time provided and with the appropriate fee.

6.13 CONTRACT

The selected Respondent understands that this solicitation or the response shall not constitute a contract with the City. No contract is binding or official until responses are reviewed and accepted by appointed City Staff, approved by the appropriate level of authority within the City and an official contract is duly executed by the parties. The selected Respondent shall be required to sign a contract, prepared by the City, which the City determines to be fair, competitive and reasonable.

6.14 DEVELOPMENT COSTS

Neither the City nor its representatives shall be liable for any expenses incurred in connection with the preparation, submission or presentation of a response to this solicitation. All information in the response shall be provided at no cost to the City.

6.15 TAX EXEMPT STATUS

The City is exempt from Florida Sales and Federal Excise taxes on direct purchase of tangible property.

6.16 RESPONSE SUBMISSION AND OPENING

All response shall be submitted in a sealed envelope by the deadline indicated on the cover page of this solicitation. The response shall identify the solicitation number and title specified on the cover page of this solicitation. Reference information shall also be marked on the outside of the sealed envelope, including the Respondent's return address. The City assumes no responsibility for responses not properly marked.

The City will not accept responses delivered after the established deadline. If the response is delivered after the established deadline, a Respondent shall be deemed non-responsive to the solicitation requirements.

Receipts of a response by any City office, receptionist or personal other than the Clerk's Office will not constitute "delivery" as required by this solicitation. The City will not accept or consider responses submitted via facsimile transmission. The public is welcome to attend the solicitation opening.

6.17 ASSIGNMENT OF RESPONSE

A Respondent shall not transfer or assign its response to a third party following submission of a Proposal to the City.

6.18 WITHDRAWAL OF RESPONSE

Respondents shall withdraw their submitted Proposal by notifying the City either in writing or in person through an authorized representative at any time prior to the submission deadline. Individuals making the withdrawal shall provide evidence of serving as an authorized representative of the Respondent. Responses, once received, become the property of the City, and will not be returned to Respondents even when they are withdrawn from consideration.

Responses, once opened, shall not be withdrawn or modified except to the extent agreed to by the City during subsequent contract negotiation.

6.19 PUBLIC RECORDS AND EXEMPTIONS

Upon receipt, responses become "public records" and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Respondents shall invoke the

exemptions to disclosure provided by law, in the response to the solicitation, by providing the specific statutory authority for the claimed exemption, identifying the data or other materials to be protected, and stating the reasons why such exclusion from public disclosure is necessary. Responses will be made available for public inspection at the time the City posts notice of its decision or intended decision concerning contract awards, or ten (10) days after the response opening, whichever is earlier.

6.20 REJECTION OF RESPONSES

Pursuant to Section 7-136 of the City Ordinance the City reserves the right to reject any and all Proposals for reasons including, but not limited to, the following: (1) when such rejection is in the interests of the City; (2) if such Proposal is deemed non-responsive; (3) if the Respondent is deemed non-responsible; or (4) if the Proposal contains any materials irregularities. Minor irregularities contained in response will be waived by the City. A minor irregularity is a variation from the solicitation that does not affect the price of the contract nor does it give a Respondent an advantage or benefit not enjoyed by other Respondents and does not adversely impact the City.

6.21 WRITTEN PROPOSAL EVALUATION / ORAL PRESENTATIONS

The selection committee members will independently score the Proposal on the basis of their qualifications and technical merit in accordance with the evaluation criteria included in Part 4 of this solicitation. Following the submission and evaluation of the written Proposals, the City may request the highest ranked Respondents to provide oral presentation explaining and/or demonstrating each Proposal. All oral presentation will be scheduled and publicly noticed by the City. Following the completion of oral presentations, the selection committee members will score each presentation. Final ranking after oral presentations will be based on the summary of raw scores from the oral discussions for each Respondent.

6.22 REVIEW OF PROPOSAL FOR RESPONSIVE

Each Proposal will be reviewed to determine if the Proposal is responsive to the submission

requirements outlined in the RFP. A responsive Proposal is one which follows the requirements of the RFP, includes all documentation, is of timely submission, and has the appropriate signature as required on each document. Failure to comply with these requirements may result in a Proposal being deemed non-responsive.

6.23 CITY COUNCIL REVIEW

The Purchasing Director will report the result of this RFP to the City Council for final approval in accordance with the City's Procurement Ordinance to enter into contract Negotiation. The City Council reserves the right to reject all Proposals.

6.24 CONTRACT AWARD

The City anticipates the award of one contract, but reserves the right not to make any award whatsoever, if determined to be in the interest of the City.

Prior to contract award, the Respondent(s) shall submit documentation reflecting any required insurance coverage. The contract number shall be included on the insurance documentation submitted to the City at the time of award execution and for all subsequent updates to the insurance coverage throughout the contract period. Failure to execute the contract and/or to provide evidence of any required insurance coverage shall be just cause for the termination of the award.

6.25 CONE OF SILENCE

This RFP is issued pursuant to the City of North Miami Ordinance Section 7-193 which prohibits certain types of communications: (a) A Cone of Silence shall be imposed upon each RFQ, RFP and IFB after the advertisement of said RFQ, RFP or IFB. At the time of imposition of the cone of silence, the director of the purchasing department or designee shall provide for public notice of the cone of silence. The director of the purchasing department shall issue a written notice thereof to the affected departments, file a copy of such a notice with the city clerk, with the copy thereof to each city council member, and shall include in any public solicitation for supplies or services a statement disclosing the requirements of this ordinance. Notwithstanding any other provision of this

section, the imposition of a cone of silence on a particular RFQ, RFP or IFB shall not preclude Purchasing staff from obtaining industry comment or performing market research provided all communication related thereto with a potential offeror, service provider, bidder, lobbyist, or consultant are in writing or are made at a duly noticed public meeting.

The ordinance does not apply to oral communications at pre-proposal conference, oral presentations before selection committees, contract negotiations, public presentations made to the City Council during any duly noticed public meeting or communications in writing at any time with any City Council unless specifically prohibited by the applicable RFQ, RFP, or bid documents. A copy of all written communications must be filed with the City Clerk.

6.26 RESPONDENT'S DISCLOSURE OF SUBCONTRACTORS AND SUPPLIERS

This RFP shall require that the Respondent submits with its Proposal a listing of all first-tier subcontractors or sub consultants who will perform any part of the contract work and all suppliers who will supply materials for the contract work direct to the selected Respondent. **Failure to comply with this requirement shall render the Proposal non-responsive.** In addition, the selected Respondent shall not change or substitute subcontractors or suppliers from those listed in the Proposal except upon written approval of the City (See "Form A-6").

6.27 BUSINESS ENTITY REGISTRATION

The City of North Miami requires business entities to complete registration application before doing business with the City. Respondents need not register with the City to Present a Proposal; however, the selected Respondent(s) must register prior to award of a contract as failure to register may result in the rejection of the Proposal. To register, contact the Purchasing Department at (305) 895-9886 or you may download the application (*revised 7/09*) from our website at www.northmiamifl.gov it is the responsibility of the business entity to update and renew its application concerning any changes such as new

address, telephone number, commodities, etc. during the performance of any agreement obtained as a result of this RFP.

6.28 EXCEPTION TO THE RFP

Respondents may take exceptions to any of the terms of this RFP unless the RFP specifically states where exceptions may not be taken. Should a Respondent take exception where none is permitted, the Proposal will be rejected as non-responsive. All exceptions taken must indicate clearly what alternative is being offered to allow the City a meaningful opportunity to evaluate and rank Proposals, and the cost implications of the exception (if any). Where exceptions are taken, the City shall determine the acceptability of the proposed exceptions. The City, after completing evaluations, may accept or reject the exceptions. Where exceptions are rejected, the City may insist that the Respondent furnish the services or goods described herein or negotiate an acceptable alternative.

All exceptions shall be referenced by utilizing the corresponding section, paragraph and page number in this RFP. However, the City is under no obligation to accept any exceptions. If no exception is stated, the City will assume that the Respondent will accept all terms and conditions.

6.29 PROPRIETARY/ CONFIDENTIAL INFORMATION

Respondents are hereby notified that all information submitted as part of, or in support of, Proposals will be available for public inspection after opening of Proposals, in compliances with Chapter 119, Florida Statutes, popularly known as the "Public Records Law."

6.30 RULES, REGULATED AND LICENSING REQUIREMENTS

The Respondent shall comply with all laws; ordinances and regulations applicable to the services contemplated herein, especially those applicable to conflict of interest and collusion. Respondent are presumed to be familiar with all Federal, State and Local laws, ordinances, codes, rules and regulations that may in any way affect the goods or services offered.

**6.31 LOCAL PREFERENCE / 10% TOTAL
WORKFORCE CONSISTING OF NORTH
MIAMI RESIDENTS**

The evaluation of competitive proposals is subject to section 7-151 of Ordinance 1244 which, except where contrary to federal and state law, or any other funding source requirements, provides that preference be given to local businesses. To satisfy this requirement, the vendor shall affirm in writing its compliance with either of the following objective criteria as of the bid or Proposal submission date stated in the solicitation. A local business shall be defined as:

- a) A business that has a valid local business tax receipt, issued by City of North Miami at least one year prior to bid or Proposal submission, that is appropriate for the goods, services or construction to be purchased; or

- b) A business that has a physical business address located within the limits of the City of North Miami from which the vendor operates or performs business. Post Office Boxes are not verifiable and shall not be used for the purpose of establishing said physical address; or
- c) A business has at least ten percent (10%) of its total workforce residing in the city prior to the city's issuance of the solicitation for supplies or services.

The preference is used to evaluate the submittals received from Respondents are assigned point totals, a preference of ten (10) percent of the total evaluation point, or ten (10) percent of the total price, shall be given to the local business. **(See Form A-3)**

END OF SECTION 6



SECTION 7.0

APPENDIXES

- Appendix A – Site Map
- Appendix A.1 – Additional Site Map
- Appendix A.2 – Surrounding Points of Interest Map
- Appendix B – City’s Planned Development District Zoning Requirement
- Appendix C – City’s Regional Activity Center
- Appendix D – Legal Description
- Appendix E – Comprehensive Landfill Closure Plan – Amendment 4
- Appendix E.1 – Landfill Grant Closure Funding
- Appendix F - Table R3-1 Munisport Landfill Closure