



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

PROCUREMENT DIVISION
Tel: 305-673-7490, Fax: 786-394-4007

February 16, 2012

RE: ADDENDUM NO. 1 TO REQUEST FOR PROSPOSALS (RFP) NO. 14-11/12, FOR PUBLIC-PRIVATE DEVELOPMENT IN MIAMI BEACH ON NORTH LINCOLN LANE, BETWEEN ALTON ROAD AND MERIDIAN AVENUE, INCLUDING CITY-OWNED PARKING LOT #25 ON 17TH STREET AND LENOX AVENUE, PARKING LOT #26 ON NORTH LINCOLN LANE, BETWEEN LENOX AVENUE AND MICHIGAN AVENUE, AND PARKING LOT #27 ON NORTH LINCOLN LANE BETWEEN JEFFERSON AVENUE AND MERIDIAN AVENUE (the RFP).

The above subject RFP is hereby amended as follows:

1. Page 16, item no. 6), is hereby amended to read as follows (underlined words denote additions):

Provide proposing entity's capacity and financial wherewithal, in the form of CPA reviewed/audited financial statements, as well as ability to secure the financing to carry out the proposed development project, including the source of equity and construction financing.

2. Page 18, Section V, entitled "Evaluation/Selection Process." The evaluation criteria relative to financial strength is amended to read as follows (underlined words denote additions):

20 Points -- Financial strength, as evidenced by CPA reviewed/audited financial statements.

3. The Equal Benefits Ordinance does not apply to development projects. Therefore, pages 32 through 40 do not have to be completed/submitted with your proposal.

The following additional information and/or answers to questions asked at the pre-proposal meeting are hereby provided:

Q: Are financial statements submitted to the City pursuant to the RFP are exempt from disclosure as a public record?

A: No. In the absence of an express statutory exemption, any financial statement that the City requires a prospective proposer to submit as part of the proposal submittal documents in the RFP is subject to disclosure under Ch. 119.

Q: Who will be responsible for costs associated with a referendum election, if required?

A: The selected proposer(s) will be responsible for all costs associated with any referendum. The estimated cost associated with a referendum question, if part of a general election, is approximately \$5,000. The estimated cost associated with a referendum question, if not part of a general election, is approximately \$80,000 to \$100,000.

Q: If private lands are to be used in conjunction with those lands identified in the RFP can the City lands be joined with private lands in unity of title in order to increase the size of the lot and thus the FAR? Does the GU district allow for retail, office or residential uses? Does the Comprehensive plan allow for the uses listed above? Can the FAR "flow" from the GU parcel to an adjacent CD-3 parcel?

A: Only if the parcels are zoned the same. Either the private lot is deeded to the City and thus it is all zoned GU or the City's lot is sold to the private sector and thus it is all zoned CD-3.

The following documents have been uploaded and may be found at the following website address/link:

<http://www.miamibeachfl.gov/procurement/scroll.aspx?id=68801>

1. Pre-proposal submission meeting PowerPoint presentation;
2. Parking Lots Revenue for the past three (3) years, per month, and per lot; and
3. Surveys of parking lots (1 cad; 2 drawn by hand).

Proposers are reminded to please acknowledge receipt of this Addendum as part of their proposal submission.

Thank you,



Gus Lopez, CPPO
Procurement Director

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