



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

March 8, 2012

**RE: ADDENDUM NO. 1 TO REQUEST FOR QUALIFICATIONS (RFQ) NO. 22-11/12, FOR THE DEVELOPMENT OF THE MIAMI BEACH CONVENTION CENTER DISTRICT (the RFQ).**

The above referenced RFQ is hereby **amended** as follows:

- 1.) Section II.A. (entitled "PHASE I – The Evaluation and Selection Process") Item No. 6 thereof, is hereby amended as follows:

Evaluation Criteria	Total Points
Proposer's relevant experience, qualifications, capabilities, financial strength, and past performance with similar development projects	30
Proposer's key personnel experience and qualifications (i.e., Principals and Project Executives or Managers)	20
<del>Design Services Professionals</del> Master Developer's (or Master Development Team's) Lead Architect's key personnel experience and qualifications. (i.e. <del>Master Planner, Convention Center Design Architect, Hotel Design Architect etc.</del> )	20
Proposer's approach to financing	30

- 2.) Section II.B.(4). (entitled "PHASE II – The Negotiations Process") thereof, is hereby amended to add a requirement for a Traffic Impact Analysis. A new Item "O" is added to ensure that the negotiated Letter of Intent (LOI) addresses the following:

*o. A Traffic Impact Analysis must identify and quantify traffic impacts to surrounding neighborhoods, to include, but not be limited to: customer and service vehicles, with specific attention to adjacent streets, feeder roads, and major arterials, including Venetian Causeway, Dade Boulevard, Meridian and Washington Avenues.*

- 3.) Section III.A. (entitled "Desired Development Team Members") Item No. 2 thereof, is hereby amended as follows:

Design Professionals – At a minimum, Master Developers (or Master Development Teams) must include ~~key design professional(s).~~ At a minimum, the design professionals on as part of the Master Development Team, should include a Lead Architect, a Master Planner, a Convention Center Design Architect, and a Hotel Design Architect. Design Professionals **may not** submit alone, and must submit as part of a Master Development Team.

- 4.) Section IV (entitled "Minimum Scope of Services to Be Involved in Letter(s) of Interest (LOI) with Selected Proposers"), subsection A (1) thereof, is amended to reference Exhibit F (not Exhibit G).
- 5.) The following questions, and the City's response thereto, are forwarded for your information:

Question #1:

"Is it possible to have "Development Team Members" added after PHASE I (The Evaluation and Selection Process)? I understand that they will not be evaluated and included in this initial phase, but is it possible to have additional members chosen and added during PHASE II (Negotiation Process)?"

Answer to Q#1:

Pursuant to Section III.A.(2) of the RFQ, the development team members required to be included as part of the qualifications submittal for Phase I, must include the Master Developer (or Master Developer Team) and, at a minimum, a Lead Architect. Neither a Master Developer, Master Development Team, or a Lead Architect can be added (or replaced) after submittal of the Phase I qualifications documents. Other development team members who are not required to be submitted as part of Phase I may be added during Phase II (i.e. for example purposes only, these may include additional design professionals, other consultants, attorneys, certain specialized engineers, and construction firms).

Question #2:

"One quick question, if we are a part of the master plan team, are we precluded from designing the actual pieces of the master plan i.e. Hotel or Convention Center?"

Answer to Q#2:

No, you are not precluded from being a member of the master plan team and designing any component of the Project.

Please note that copies of the sign-in and call-in sheets and the PowerPoint presentation used at the pre-qualifications submission meeting may be viewed/downloaded at the following link (scroll down to section entitled "Additional Documents"):

<http://web.miamibeachfl.gov/procurement/scroll.aspx?id=69186>

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

Thank you,



Gus Lopez, CPPO  
Procurement Director