

ADDENDUM
DANIA BEACH CITY COMMISSION
REGULAR MEETING
TUESDAY, JUNE 13, 2017 - 7:00 PM

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE WITH REGARD TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

LOBBYIST REGISTRATION IS REQUIRED. PRIOR TO ENGAGING IN ANY LOBBYING ACTIVITIES, WHETHER OR NOT COMPENSATION IS PAID OR RECEIVED IN CONNECTION WITH THOSE ACTIVITIES, EACH LOBBYIST SHALL FILE WITH THE CITY CLERK AN ANNUAL REGISTRATION STATEMENT AND PAY AN ANNUAL ONE HUNDRED DOLLARS (\$100.00) REGISTRATION FEE FOR EACH PRINCIPAL OR EMPLOYER. REGISTRATION FORMS ARE AVAILABLE IN THE CITY CLERK'S OFFICE, OR ON THE CITY WEBSITE: WWW.DANIABEACHFL.GOV. (ORDINANCE #2012-019)

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE, 100 W. DANIA BEACH BOULEVARD, DANIA BEACH, FL 33004, (954) 924-6800 EXTENSION 3624, AT LEAST 48 HOURS PRIOR TO THE MEETING.

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

- A. PLEASE TURN CELL PHONES OFF, OR PLACE ON VIBRATE. IF YOU MUST MAKE A CALL, PLEASE STEP OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
 - B. IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
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7. CONSENT AGENDA

7.15 Motion to authorize issuance of the RFQ for the City Center Project

Memo

To: Mayor, Vice Mayor and City Commissioners
Through: Robert Baldwin, City Manager
From: Rachel Bach, Interim Executive Director
Date: June 13, 2017
Re: Authorization to issue the RFQ for the City Center Project

Background

On May 9, 2017 the CRA Board unanimously reached a consensus directing staff to proceed with preparation to issue the Request for Qualifications for the redevelopment of the City Center property, which is owned by the City to include the relocation/reconstruction of a City Hall. For a summary of the RFQ and background on the project please refer to the attached Memo dated May 9, 2017.

Update

The CRA Board will hear this item at its June 13, 2017 meeting, to authorize staff to issue the RFQ based on the schedule as outlined in the RFQ. This is intended to be a joint solicitation between the City and CRA; therefore the CRA respectfully requests City Commission authorization to do the same.

Recommendation

Motion to authorize issuance of the RFQ for the City Center Project

To: Chair, Vice Chair and Board of Commissioners
From: Rachel Bach, Interim Executive Director
Date: May 9, 2017
Re: **Discussion: Draft RFQ for Real Estate Developer – Dania Beach City Center Development**

Background

One of the primary projects identified in the Dania Beach Community Redevelopment Plan is the redevelopment, of the City owned properties around City Hall utilizing existing facilities and assets to create a mixed use and civic campus through a public/private partnership. This has been an ongoing goal of the DBCRA since 2008, when a Request(s) for Proposals was initially issued and then reissued in 2012 to solicit a private partner for development and construction of the project. Unfortunately, due to changes in market conditions through the last real estate cycle, negotiations for a mutually beneficial Development Agreement were stalled and later discontinued.

As a result, the CRA took an incremental approach to the Master Development of the City Hall site focusing on the public improvements which included facilitation of construction of a new Library, and construction of the Cul-de-sac and Parking Garage. On April 26, 2016 the CRA Board directed staff to proceed with a third solicitation for the City Center (City Hall) site and contracted with RMA, LLC to facilitate the solicitation of a public/private partnership and assist with selection and project negotiations.

Update

Working with the City/CRA Attorney and City Administration the CRA has completed a draft Request for Qualifications (RFQ), which is attached, and is submitting it for CRA Board review and approval. This is a departure from the past two solicitations, Requests for Proposals (RFQ) issued by the CRA, in that the CRA is recommending a two-step process to first pre-qualify and select a Developer(s) based on their experience and financial capacity. Step two would be the development of the overall Development Plan, with the City and CRA, and negotiating final terms of the deal. This process provides the City and CRA with less financial risk and more control and participation in the overall timeline and Development Plan. The following is a summary of the draft Request for Qualifications, the scope and the timeline for the selection process:

Mandatory Minimum Project Requirements (Scope of Work)

1. *New City Hall Facility.* The Project must include replacement of the existing City Hall structure by construction and conveyance to the City of a new City Services building of no less than 29,000 square feet, which may be located on or off of the City Center Site. The new City Services building must accommodate City administrative and public safety uses and a City Commission chambers. The City at its expense will be responsible for FF&E.
2. *Park/Open Space Required.* The Project must include an on-site urban park and/or public plaza component that can be used as a gathering space for community events.
3. *Sustainable Elements.* Green/sustainable elements need to be incorporated into the Project design.

Selection Process and Timeline

Evaluation Committee – The evaluation committee consists of the Assistant City Manager; Community Development Director; and CRA Executive Director. Technical review and advice will be provided for the City’s Finance Department and RMA Consultants.

Evaluation Criteria and Scoring – Below is the evaluation criteria and scoring for the RFQ, the primary items to be evaluated in the selection process will be the qualifications of the Developer. Conceptual plans and timelines are requested, however it is anticipated that the Master Development Plan will actually be developed in conjunction with the City and CRA after a Developer is selected. The CRA Board reserves the right to shortlist more than one Developer and request additional information including more detailed Development proposals in selecting the Developer to enter into negotiations with.

<u>Evaluation Criteria</u>		<u>Max Points</u>
1)	Qualifications and experience of the Developer and the Developer’s proposed team to perform the services outlined in this RFQ	35
2)	Financial stability and capability to develop the City Center Site in accordance with the RFQ requirements, as evidenced by submitted financial records and other information received by the CRA during the evaluation process	35
3)	Experience of proposed Development Team working together on past projects	10
4)	Conceptual Development Plan and Timeline	10
5)	References checks related to comparable development projects completed by Developer	10

Deposit Required – All respondents (Developers) to this solicitation are required to submit a \$25,000 deposit at the time of submittal. Those Developers not selected will have their deposits returned. The deposit submitted by the Developer that is selected may be used by the City/CRA to pay for related legal and consulting fees incurred during the negotiations and contract period.

Timeline and Advertising – Once approved the CRA intends to issue the RFQ the week of May 15 which will be available for download on the CRA website and DemandStar. The CRA, through its consultant RMA will also send direct invitations to bid through its network of development partners; will post on the Florida Redevelopment Association website and other related websites and may take out ads in real estate and/or business trade publications. The following is the proposed timeline for this solicitation.

RFQ Issued	June 18, 2017
Deadline for Questions	July 31, 2017
RFQ Submittal	August 21, 2017, 2:00 p.m.
Evaluation Committee Meets	TBD
RFQ Successful Responders Notified	September 18, 2017
CRA Board/City Commission Consideration	October 9, 2017



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fax (954) 921-2604
www.DaniaBeachCRA.org

Cone of Silence - **This Solicitation is subject to a “Cone of Silence.”** From the time of advertising of this RFQ and until both the CRA and City Commission approves an award, there is a prohibition on communication by Developers (or anyone on their behalf) with the following individuals regarding this RFP: (i) any member of the CRA Board, (ii) any member of the City Commission, (iii) any member of the Evaluation Committee, which includes Rachel Bach, CRA Director, Colin Donnelly, Assistant City Manager and Marc LaFerrier, Community Development Director, or (iv) any member of the Protest Committee, if and when established.

Fiscal Impact

There is no fiscal impact to this solicitation at this time.

Recommendation

This is for discussion purposes only, no action requested.

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY

CITY OF DANIA BEACH, FLORIDA



REQUEST FOR QUALIFICATIONS FOR

REAL ESTATE DEVELOPER – DANIA BEACH CITY CENTER DEVELOPMENT

RFQ NO. _____

RFQ Release Date: June 19, 2017

RFQ Closing Date and Time: August 21, 2017, 2:00 p.m.

RFQ Submission: Dania Beach Community Redevelopment Agency
c/o City of Dania Beach City Clerk's Office
Louise Stilson, CMC, City Clerk
100 W. Dania Beach Boulevard
Dania Beach, FL 33004
954-924-6800
lstilson@daniabeachfl.gov

Submittal packages must be addressed to the above and delivered by the time and date stated in the submittal guidelines. Submittal packages must be received in hard copy as stated in the submittal guidelines, and must be clearly labeled as "City Center Development SOQ." This RFQ is subject to a Cone of Silence as further detailed in this RFQ.

AVAILABILITY OF RFQ DOCUMENTS

A summary of the proposed project ("Project") and developer qualification requirements are included in this Request for Qualifications ("RFQ"). RFQ documents may be obtained from the City website at www.daniabeachfl.gov, through Demandstar at www.demandstar.com, or by contacting Jenae Valentine, Consulting Economic Development Coordinator, via email jenae@rma.us.com. Those who obtain copies of this RFQ from sources other than DemandStar or the Economic Development Coordinator risk the potential of not receiving amendments, since their names will not be included on the list of firms participating in the process for this RFQ. Such individuals are solely responsible for those risks.

I. INTRODUCTION AND PURPOSE

The Dania Beach Community Redevelopment Agency and the City of Dania Beach (collectively referred to herein as the "CRA") seeks statements of qualifications from experienced developers (each, a "Developer") interested in the responsibilities and opportunities involved in

the development of a new Mixed Use City Hall Complex on the following parcels: (i) the existing Dania Beach City Hall site, (ii) the adjacent site owned by the City of Dania Beach (the "City"), also known as Parcel 109, which includes the City parking garage; and (iii) possibly the current fire station opposite City Hall.

II. PROJECT SITE

The CRA is seeking development partners to finance, build and operate compatible commercial, residential or office development(s) and municipal offices as part of an overall Dania Beach City Center. The site ("City Center Site") is located at 100 W. Dania Beach Boulevard. The City Center Site boundaries are West Dania Beach Boulevard to the north, SW 1st Avenue to the east, the south boundary of Parcel 109 which contains the City Parking Garage (legally described as Town of Modello B-49 D, Lots 1 thru 9, Block 21) to the south, and SW 3rd Avenue to the west. The City Center Site does not include the Broward County Paul DeMaio Public Library.

The CRA is seeking an experienced developer committed to the revitalization efforts of the City and CRA, to enter into a public/private partnership to develop the City Center Site as a mixed use development to include office, retail and residential uses, including a new City Hall and accessory uses. The existing City Hall Site is 2.27± acres and includes the existing 29,000 square foot City Hall building and 10,000 square foot Public Library. Parcel 109 is 1.65± acres adjacent to City Hall and includes the City parking garage with undeveloped land to the east and west of the garage. City Center - Parcel B site (a.k.a. Parcel B), is north of the City Center site and W. Dania Beach Boulevard and contains 1.96 acres. The property is currently occupied by a City fire station and administration building on the west half of the property and Bob Houston Community Park, which includes the historic Women's Club building and Nyberg-Swanson House (which houses the parks and recreation department and the Chamber of Commerce) on the east half. The west half of Parcel B (containing the fire station) may also be included in a Statement of Qualifications at the option of the Developer, with the understanding that existing facilities would be relocated at no cost to the City. A Developer may add other properties not included in the preceding list in its Statement of Qualifications. The CRA is committed to transforming the general area into an active downtown focusing on the U.S. 1 corridor but also with planned improvements to make SW and NW 1st Avenue a secondary shopping and entertainment street. An aerial map of the Project site is included in **Exhibit A**.

The City Center Site has great potential to become a transit-oriented mixed-use development due to its close proximity to the Florida East Coast ("FEC") railway and to the proposed Tri-Rail Coastal Link commuter rail system and station. In addition, the City Center Site is located less than one mile from Fort Lauderdale-Hollywood International Airport and Port Everglades and is easily accessible from both I-95 and I-595. The new mixed-use "City Center" will include retail, office and residential uses, and should incorporate the City parking garage structure that was constructed and completed in 2011. The garage currently consists of 440 parking spaces on four floors with 250 of the spaces dedicated for use by City Hall and the Public Library. An additional 86 spaces in the parking garage are reserved for future use by the proposed Morrison Hotel, which is being built east of the parking garage, on the east side of SW 1st Avenue. There is an opportunity to add an additional two floors of parking to the existing parking garage.

A. Survey and Utilities

Print and electronic copies of the survey and utilities plans, including water, sewer and drainage improvements for the City Center Site are available upon request. Certain drainage improvements were constructed as part of the City parking garage to accommodate additional stormwater capacity; however, these improvements may need to be modified to include additional capacity based on the scope of the development. The City of Dania Beach provides water and stormwater service to the City Center Site. Sewer service is provided by the City of Hollywood. There is sufficient water and sewer capacity to service the Project.

III. PROJECT GOALS / DEVELOPMENT CONSIDERATIONS

Mandatory Minimum Project Requirements

1. *New City Hall Facility.* The Project must include replacement of the existing City Hall structure by construction and conveyance to the City of a new City Services building **be built in accordance with all applicable laws and** of no less than 29,000 square feet, which may be located on or off of the City Center Site. The new City Services building must accommodate City administrative and public safety uses and a City Commission chambers. The City at its expense will be responsible for Furniture, Fixtures & Equipment (FF&E).
2. *Park/Open Space Required.* The Project must include an on-site urban park and/or public plaza component that can be used as a gathering space for community events.
3. *Sustainable Elements.* Green/sustainable elements need to be incorporated into the Project design. Examples of Green sustainable elements include the following:
 - Provide pervious areas to the site open space through planting beds, pervious pavers, and other innovative drainage systems. Use of dry or wet retention is not encouraged or may not be permitted;
 - Use of native drought resistant shrubs and trees as recommended by the University of Florida "Friendly Landscape" program;
 - Use of shared parking such as zip cars, car-pooling, walk-to-work programs (hotels and casinos in area), and promotion of local bus transit to local employers such as Dania Pointe;
 - Roof run-off diverted to planter boxes, cisterns or bio-retention areas;
 - Solar panels to provide electricity to the common exterior and interior common areas;
 - Use of photovoltaic energy production, particularly to meet the energy demands for common area lighting;
 - Solar heating for pool water or customer water;
 - Solar outdoor lighting;
 - Light reflecting roof, white in color, including use of metal standing seam;
 - Roof insulation, R30 or greater; Energy star rated roofing;
 - Single pane impact glazing with an energy factor of 1.05;
 - Tightly sealed interior spaces to reduce leakage of cold air to the exterior; all penetrations properly sealed;
 - Weather stripped windows and doors;
 - Energy efficient HVAC, SEER of 15.5 or greater;

- Programmable thermostats;
- Exterior lighting with LED bulbs and automatic timers;
- Interior public or common area spaces with LED bulbs;
- Interior rentable spaces with LED or fluorescent fixtures;
- Electric vehicle charging stations;
- Energy star rated appliances;
- Energy star rated impact windows;
- High R value in exterior walls which would produce savings in HVAC operating costs;
- Low flow plumbing fixtures, including shower heads;
- Water heater shall be Energy Star high efficiency;
- Public open space in project area;
- Jitney access to Dania Beach's public beaches;
- Public art;
- Bicycle shelters in building and/or garage; and,
- Other innovative green ideas suggested by Developer.

Other Considerations

- A. The Public Library contains approximately 10,000 square feet and is located in the northeast corner of the City Center Site. The library will remain in its present location and is not part of the Project, except as an amenity for the Project. The Project should include access to the library.
- B. The City Center Site should function as a mixed-use civic center. The Project should include passive public open spaces as well as an internal access system for pedestrians and vehicles.
- C. The current zoning category for the City Center Site is CC (City Center).
- D. Mixed-use types and square footages are to be included with the Developer's plans.
- E. A survey of the City Center Site is attached as **Exhibit B**. As shown on the attached survey, Area "A" is City Hall; Area "B" is the Public Library (which is not part of this solicitation); Areas "C" and "E" are adjacent outparcels which adjoin Area "D", the existing Parking Garage. The entire City Center Site is 4.5-acres. The portions of the City Center Site that are available for redevelopment include the Areas marked "A", "C" and "E" on the survey. Just south of the City Center Site and within the same block are privately owned parcels that the CRA/City encourages Developers to include in their proposed master development plan. If a Developer wishes to receive an electronic copy of the survey or other plans for the Project area, email Jenae Valentine, Economic Development Coordinator, at jenae@rma.us.com.
- F. Developers are encouraged to propose a redevelopment project that assembles and incorporates adjacent parcels not owned by the City.
- G. The City may be agreeable to leasing the City-owned land (Areas A, C, D, and E on the survey) for development for a specified period of time to be negotiated with the successful Developer. If the City decides to move forward with a Project that includes a lease of the specified City-owned land, the terms, rights and obligations of a lease of these areas would be included in a development agreement between the City and the successful Developer.

- H. There are currently 104 parking spaces available in the City parking garage to meet specific parking requirements for any new development. Additional parking requirements may be offset by one or more of the following: (i) the City's payment in lieu of parking program, (ii) construction of on-street parking, (iii) incorporation of additional parking into the overall development; or (iv) adding additional parking to the City parking garage, which is structurally designed to include two additional floors of parking.

IV. PROJECT AREA AND DESIGN CONSIDERATIONS

A. Traffic and Transportation

The City Center Site is located less than one block from US 1 and directly adjacent to West Dania Beach Boulevard. US 1 is the primary route for local traffic south in Broward County. Average daily traffic counts on US 1 at Dania Beach Boulevard are 42,000. Average daily traffic counts on East Dania Beach Boulevard are 20,000. There are future plans to extend West Dania Beach Boulevard to Bryan Road, which would provide direct access from the City Center Site to the proposed Dania Pointe project, which will include approximately one million square feet of retail, office, hotel, and residential development.

The City and CRA are also investing in substantial "Complete Streets" improvements and in the downtown core, improving parking, sidewalks and landscaping, specifically along NW and SW 1st Avenue to make it a more desirable pedestrian street, and to encourage additional development. Other capital projects in the pipeline include water and sewer capacity upgrades.

Finally, as plans move forward for the Tri-Rail Coastal Link, which will provide commuter rail service along the FEC railway from West Palm Beach to Miami, the City and the South Florida Regional Transportation Authority have identified a site for a local station, less than 100 feet from the City Center Site. There are also proposals to extend Fort Lauderdale's Wave Streetcar to Fort Lauderdale International Airport, which could be linked to Dania Beach's local bus service or a South Broward extension of the first phase of the Tri-Rail Coastal link, to Downtown Miami. Currently the City runs a local bus service connecting residents to local stores and the beach. Adjacent to the City Center Site is a bus stop serviced by both the local bus services and Broward County Transit.

B. Land Use and Zoning

As of 2010, the entire community redevelopment area (1,349 acres), including the City Center Site, was reclassified to a Regional Activity Center ("RAC") land use category to provide for more flexibility within the community redevelopment area. The City Center Site is also zoned City Center within the RAC. The City Center zoning category is bounded by Stirling Road to the south, Old Griffin Road to the north, the FEC railway to the west, and NE/SE 1st Avenue and 1st Court to the east. The intent of this zoning category and development within is...

"To establish a mixed-use downtown with transit supportive densities and intensities where citizens can work, live, and shop in the economic, governmental, entertainment and cultural focal point of Dania Beach. This district is designed to encourage accessible, active, pedestrian-oriented areas within walking distance of a

prospective transit station on the FEC railway.”

The City Center Site is within the “City Center Core,” which is more specifically located between NE and NW 1st Avenues and between SE and SW 1st Streets and NE and NW 1st Streets. The core is the planned retail, government and downtown of Dania Beach. Development standards within the City Center Core include:

- Mixed-use buildings with ground-floor retail, entertainment, and/or office uses required;
- 7 stories by right, up to 14 stories; 150 feet with incentives;
- 50 du/ac by right, up to 150 du/ac with incentives;
- FAR 8.0

There are several projects under development within the RAC and within close proximity to the City Center Site, which include hotel, residential and mixed use. **Exhibit C** is a map of the development projects currently underway in the City of Dania Beach

C. Existing Conditions

Population and Household Characteristics

The ESRI data for 2015 shows that there are 30,815 people living in the City of Dania Beach. Of that number, 9,048 or 30%, reside within the community redevelopment area. Within the expanded market area of the community redevelopment area, approximately 20,800 people live within a five-minute drive from the core of the central business district of the community redevelopment area and another 124,000 live within a ten-minute drive. The median age for residents within the community redevelopment area is 39.3 years, which is lower than the citywide median age of 41.9. Average household income within the City of Dania Beach is \$37,436.

A full ESRI report of demographics and traffic information is located in **Exhibit D** of this RFQ.

V. ENVIRONMENTAL STUDY

A Phase I Environmental Site Assessment of Parcel 109 has been performed in conformance with the scope and limits of ASTM E-1527-05 Standard Practices. This assessment revealed no evidence of recognized environmental conditions in connection with Parcel 109 (parking garage). An electronic copy of the study is available upon request by email to Jenae Valentine at jenae@rma.us.com.

VI. INSTRUCTIONS TO RESPOND AND PROPOSE

Each Developer must submit a written Statement of Qualifications (“Statement of Qualifications”) containing the following information clearly marked on the face of the envelope:

- A. Developer’s name, return address, email address and telephone number;

- B. Title of the RFQ;
- C. RFQ number; and
- D. The RFQ Closing Date and Time.

Failure to include this information may result in a Statement of Qualifications being deemed "Non-Responsive."

VII. SUBMITTAL

All Statements of Qualifications must be submitted on 8 ½" by 11" paper, neatly typed on one side only, with normal margins of one (1) inch on all sides. The original document package must not be bound, although the document package copies should be individually bound. An unbound one-sided original and five bound copies **(a total of six copies) and one digital format** of the complete Statement of Qualifications must be received by the deadline for receipt of Statements of Qualifications specified in this RFQ.

THE RESPONSIBILITY FOR OBTAINING AND SUBMITTING A STATEMENT OF QUALIFICATIONS TO THE CITY CLERK'S OFFICE ON OR BEFORE THE STATED TIME AND DATE IS SOLELY AND STRICTLY THE RESPONSIBILITY OF THE DEVELOPER. THE CRA IS NOT RESPONSIBLE FOR DELAYS CAUSED BY THE USE OF U.S. MAIL OR ANY OTHER MAIL, PACKAGE OR COURIER SERVICE OR FOR DELAYS CAUSED BY ANY OTHER OCCURRENCE. ANY STATEMENT OF QUALIFICATIONS RECEIVED AFTER THE DATE AND TIME STATED IN THIS REQUEST FOR QUALIFICATIONS WILL NOT BE OPENED AND WILL NOT BE CONSIDERED. TELEGRAPHIC OR FACSIMILE OFFERS WILL NOT BE CONSIDERED.

All Statements of Qualifications must be signed by an authorized officer of the Developer. The officer signing the Statement of Qualifications must be legally authorized to enter into a contractual relationship in the name of the Developer. By submitting a Statement of Qualifications, Developer agrees to be subject to all terms and conditions specified herein. No exception to the terms and conditions shall be allowed. Submittal of a response to this RFQ constitutes a binding offer by the Developer.

Each Statement of Qualifications shall include the following sections:

Section 1: Company Profile and Background Information

A. Firm information - Please include:

1. Firm name, address, telephone and email
2. Ownership/organization structure
3. Parent company (if applicable)
4. Officers and principals
5. Description of key personnel; including: principal in charge, project manager and all other key personnel who will be assigned to the Project.

B. Provide an organization chart and development team structure identifying all

individuals and entities who Developer is proposing to participate in the proposed Project.

- C. If the Developer intends to create a special single purpose entity to develop the property, the Developer must state its intention together with the proposed name of the entity.

Section 2: Qualifications, Experience and Comparable Projects

- A. Include a list of previously developed projects with summary descriptions. Provide a detailed description of comparable projects (similar in scope of services to those requested in this RFQ) which the Developer is either performing or has completed within the last ten (10) years. Describe the Developer's qualifications and experience in the development of projects comparable to the Project, which description should include the following information for each such comparable project:
 - 1. The client name, address, telephone number and the name of the contact person;
 - 2. A description of the scope of services provided for such project;
 - 3. The contract period and duration;
 - 4. A statement or notation as to whether the Developer was a master developer, prime contractor or subcontractor, subconsultant or supplier;
 - 5. The result of the project (or current status);
 - 6. Financing sources and structure for the project (including any cash, land or infrastructure incentives included in the project); and
 - 7. Demonstrated involvement of key individuals on the Developers proposed development team for the Project and their role in previous projects that show relevant experience and experience of proposed contractors and subcontractors working together.
- B. List all contracts the Developer has performed for the City or the CRA.
- C. Felony Indictments/Convictions: provide a statement relative to whether any owners, officers, partners, or key personnel of the Proposer, or Proposer's subsidiaries, or parent company have ever been indicted for, or convicted of, a felony.
- D. Litigation History: list any litigation matter in the past five (5) years involving any projects or key personnel. Developer shall not be involved in current/pending or past litigation/arbitration over the last five (5) years, which, in the opinion of the CRA, is likely to have a material negative impact on their ability to execute the Project.

Section 3: Financial Capability

All Developers shall submit information supporting their financial ability to develop the City Center Site in accordance with terms of this RFQ.

- A. The Developer must demonstrate its ability to finance its proposed project by providing the following information to demonstrate Developer's financial capabilities:

- a. Provide samples of previous projects constructed describing the amount of debt and equity raised for covering the project's costs;
 - b. Provide a letter from the Developers CPA, tax accountant, or auditor, stating that funds are available for the Developers equity investment required for the project. If the Developer is a public company, a copy of its K-1 is sufficient;
 - c. Provide current financial statement, **to include balance sheet, income statement and statement of cash flows** for review as to whether the Developer has the financial capability of providing equity for the project and has the financial stability to finance and complete the project. It is understood that a single purpose entity may be formed as the owner of the project but the financial statement should be from the entity developing the project, such as the parent company, subsidiary or related company; and
 - d. Provide a soft letter of endorsement from an institutional lender that the lender would be interested in providing the debt financing for the project. The institutional lender may be a state or federally chartered bank, a real estate investment trust, a pension fund, or other substantial lender recognized in the industry.
- B. Identify any additional or unique resources, capabilities or assets which the Developer would bring to this project.
- C. Financial ability of Developer to lease the City Center Site and complete the Project. Each Developer shall provide proof that it has readily available funds to invest as equity in the Project. In addition, the Developer must provide an estimate of the private equity required and the estimated request for City and CRA participation in the Project (i.e. land, capital improvements, etc.).
- D. Provide two (2) bank references, including a contact person and telephone number.

Section 4: Conceptual Development Plan and Timeline

Provide the following information with as much detail as possible:

- (i) Schematic site plan and renderings of the proposed Project;
- (ii) Description of the proposed Project including unique features and opportunities;
- (iii) The identification of mix of uses, types of tenants, or any combination of uses
- (iv) Any other ideas or new concepts for the Project.
- (v) Provide an anticipated timeline for initial due diligence, planning and project development and project pro forma and financing strategy. (Include a list of additional information that would be helpful in expediting the due diligence process.)

Section 5: Lease Terms

- A. Lease Terms: Developer should describe the proposed terms for lease of the City Center Site, including any other considerations or aspects that affect the proposed development proforma.
- B. For Developers proposing Projects that include requesting development incentives, including any Project requesting public assistance or the lease of real estate below market value, provide a draft development pro forma to validate the financial feasibility or financial funding gaps of the Project.
- C. Describe the general financial structure of the proposed Project.

Section 6: Other Documentation, Deposit and Required Forms

- A. *Bonding Capacity and History.* Current bonding capacity, performance bonding and completion guarantee capability; source of historical debt financing in the bank or capital markets inclusive of institutional equity. Provide a history of Payment and Performance bond claims made to a surety of Developer, or Developer's proposed General Contractor or any Developer project, past or present.
- B. *Deposit Required.* **The Developer must enclose with the Statement of Qualifications a check in the amount of \$25,000 USD payable to the "City of Dania Beach" as a deposit.** Developers not selected and ranked for possible negotiation will have their deposits returned within 30 days of the ranking. Developers selected and ranked for possible negotiation who are not ultimately selected to negotiate with the CRA shall have their deposits returned within 30 days of governing body approval of the contract award. For those Developers who enter into negotiations with the CRA, the CRA has the right to expend any or all of the Developer's deposit to reimburse the CRA for legal fees and other consulting fees incurred during the negotiation and contracting period.
- C. Public Entity Crimes Sworn Statement (See Appendix)
- D. Non-Collusion Affidavit (See Appendix)

VIII. GENERAL CONDITIONS

- A. The CRA reserves the right to modify or cancel the selection process or schedule at any time. Additionally, the CRA may seek clarification or additional information from the Developer, including but not limited to evidence of the Developer's financial status as deemed necessary for the evaluation of the response. The CRA shall not be liable for any costs incurred by Developers in response to this RFQ. The Developer is urged to review records and conduct such investigations as it deems appropriate in order for it to make a fully informed and complete response to this RFQ.
- B. Any Developer that has previously operated a business under another name must include a description of the previous business. Failure to include such information will be deemed to be an intentional misrepresentation to the CRA, and will render the Statement of Qualifications non-responsive.

- C. The CRA reserves the right to conduct investigations as it deems necessary to determine the ability of the selected Developer that will perform the work or services as outlined in this RFQ. Information the CRA deems necessary in order to make a determination shall be provided by the Developer upon request.
- D. All Developers shall carefully examine the RFQ documents. Any ambiguities or inconsistencies shall be brought to the attention of the CRA or its agent in writing prior to the submission deadline. It is the sole responsibility of the Developer to become thoroughly familiar with the requirements of this RFQ and all terms and conditions affecting the performance of this RFQ. By the submission of a Statement of Qualifications, the Developer certifies that a careful review of the RFQ documents has taken place and that the Developer is fully informed and understands the requirements of the RFQ documents and the quality and quantity of service to be performed. Pleas of lack of knowledge by the Developer of conditions that exist, or that may exist, will not be accepted as a basis for varying the requirements of the CRA or the RFQ or the compensation to be paid to the Developer.
- E. The Developer is advised that this RFQ is subject to all applicable City and Broward County ordinances and state and federal statutes, rules, and regulations.

IV. RFQ PROCESS

A. Cone of Silence/Lobbyist Registration

This Solicitation is subject to a “Cone of Silence.” From the time of advertising of this RFQ and until both the CRA and City Commission approves an award, there is a prohibition on communication by Developers (or anyone on their behalf) with the following individuals regarding this RFP: (i) any member of the CRA Board, (ii) any member of the City Commission, (iii) any member of the Evaluation Committee, which includes Rachel Bach, CRA Director, Colin Donnelly, Assistant City Manager and Marc LaFerrier, Community Development Director, or (iv) any member of the Protest Committee, if and when established. This does not apply to oral communications at pre-qualification conferences, oral presentations before evaluation committees, contract negotiations, public presentations made to the CRA Board or City Commission during any duly noticed public meeting, or communications in writing at any time with any CRA or City employee, official, or member of the City Commission regarding matters not concerning this Solicitation. At the time of imposition of the cone of silence, the CRA or designee shall provide public notice of the cone of silence by posting a notice at City Hall. The Cone of Silence shall terminate at the time the Evaluation Committee makes a recommendation to the City Commission at a duly scheduled meeting of the City Commission; provided, however, that if the City Commission refers the recommendation back to the Committee or CRA or City Manager or staff for further review, the Cone of Silence shall be re-imposed until such time as a subsequent recommendation is made at a duly scheduled meeting of the City Commission. Failure to comply with these provisions may render a Statement of Qualifications non-responsive and may result in other penalties as provided by law.

All lobbyists shall register with the City prior to engaging in any lobbying. The details of the City's Lobbyist Registration requirements are set forth in Chapter 2, Article XI of the City Code.

DRAFT

B. Interpretations and Inquiries/Addenda

1) Any Requests for additional information, explanation, clarification or interpretation must be submitted in writing through Demandstar or to Jenae Valentine, Economic Development Coordinator, via email at jenae@rma.us.com. The request shall contain the requester's name, address, email address and telephone number. A request must be received no later than 10 working days prior to the RFQ deadline. Any request received after the deadline will not be reviewed for inclusion in this RFQ.

2) The CRA will issue a response to any inquiry if it deems it necessary, by written addendum or addenda to this RFQ, issued no later than five days prior to the RFQ deadline. The Developer shall not rely on any representation, statement or explanation other than those made in this RFQ document or in any addenda issued by the CRA. Where there appears to be a conflict between this RFQ and any addenda issued, the last addendum issued shall prevail.

3) Any addenda to this RFQ will be posted on Demandstar and the City's website. It is the Developer's responsibility to ensure that it receives any addenda. It is the Developer's further responsibility to verify with the CRA Economic Development Coordinator, prior to submitting a Statement of Qualifications, that each addendum has been received by the Developer.

C. Modification or Withdrawal of a Statement of Qualifications

1) Modification of a Statement of Qualifications: A Statement of Qualifications shall not be modified or corrected after it has been delivered to the CRA. Any modification or correction of a Statement of Qualifications after it has been delivered to the CRA shall not be considered by the CRA.

2) Withdrawal of a Statement of Qualifications: A Statement of Qualifications may be withdrawn by the Developer only by written communication delivered to the City Clerk's Office prior to the RFQ deadline. A Statement of Qualifications may also be withdrawn at least 180 calendar days after the RFQ deadline by submitting a letter to the City Clerk at the address identified in this RFQ. The withdrawal letter must be on the Developer's letterhead and signed by an authorized agent of the Developer.

D. Solicitation, Postponement or Cancellation

The CRA may, at its sole and absolute discretion, reject any or all Statements of Qualifications, or parts of any or all Statement of Qualifications, re-advertise this RFQ, or postpone or cancel this RFQ process at any time. The CRA retains the right to waive any informalities or irregularities in this RFQ or in the Statements of Qualifications received as a result of this RFQ.

E. Cost of Statement of Qualifications

Each Developer will be responsible for all expenses incurred by the Developer in the preparation and submission of its Statement of Qualifications to the CRA, and for any work performed in connection with its Statement of Qualifications. No payment shall be made by the CRA for any responses received in response to this RFQ, nor for any other effort required of or made by any Developer.

F. Oral Presentations

The CRA may require a Developer to make an oral presentation in support of its Statement of Qualifications, or to exhibit or otherwise demonstrate the information contained in it. This presentation or demonstration may be required to be presented before the Dania Beach Community Redevelopment Board, the Dania Beach City Commission, or both. If required, Developers will be notified in writing prior to the date of such presentation(s).

G. Proprietary/Confidential Information

Each Developer is notified that all information submitted as part of or in support of a Statement of Qualifications will be available for public inspection after opening of the Statement of Qualifications, in compliance with Chapter 119, Florida Statutes, known as the "Public Records Law". A Developer must claim the applicable exemptions to disclosure provided by law in its response to the RFQ by identifying materials to be protected, and must state the reasons why such exclusion from public disclosure is necessary and legally authorized. The CRA reserves the right to make all final determinations of the applicability of the Florida Public Records Law.

All Statement of Qualifications submitted in response to this RFQ becomes the property of the CRA. Unless the information submitted is proprietary, has copyright protection, is trademarked, or patented, the CRA reserves the right to utilize any or all information, ideas, concepts, or portions of any Statement of Qualifications, as deemed to be in its best interest. Acceptance or rejection of any Statement of Qualifications shall not nullify the CRA's rights to such use.

H. Evaluation Committee

Statements of Qualifications received in response to this RFQ will be evaluated by an Evaluation Committee (the "Committee") comprised of the following individuals: Rachel Bach, CRA Director, Colin Donnelly, Assistant City Manager and Marc LaFerrier, Community Development Director. The Committee shall examine the documentation submitted in the Statements of Qualifications to determine the responsiveness of each Developer and for compliance with the required minimum qualifications. Failure to provide the required information will disqualify any such Statement of Qualifications as non-responsive and such Statement of Qualifications will not be considered. The Committee will disqualify any Contractor that makes exaggerated or false statements. The evaluation of Statements of Qualifications and the determination of conformity and acceptability shall be the sole responsibility of the Committee. Such determination shall be based on information furnished by the Developer, as well as other information reasonably available to the

Committee or CRA.

The Committee may make such investigations as it deems necessary to determine the ability of the Developer to perform the requested services and the Developer shall furnish the Manager all such information for this purpose as the Manager may request before and during the RFQ period. The Committee reserves the right to make additional inquiries, interview some or all Developers, make site visits, obtain credit reports, or any other action it deems necessary to fairly evaluate all Developers. The Committee may in its sole discretion reject a Developer or qualify a Developer.

I. Evaluation of Statement of Qualifications.

1. Rejection of Statement of Qualifications.

- a. The CRA may reject any Statement of Qualifications as nonresponsive if the Developer does not provide a complete submittal, or attempts to modify any of the terms and conditions in this RFQ.

2. Demonstration of Competency

- a. A Statement of Qualifications will only be considered from a Developer who is regularly engaged in the business of providing the goods and services required in this RFQ. The Developer must be able to demonstrate a good record of performance and have sufficient financial resources, equipment and organization to ensure that it can satisfactorily provide the goods and services contemplated by the Statement of Qualifications. A Developer that fails to adequately show the qualifications and experience necessary for this Project shall be deemed non-responsible and will not be considered.
- b. The CRA may conduct a pre-award qualification hearing to determine if the Developer possesses the requirements specified in the above paragraph, and is capable of performing the requirements of this RFQ. The CRA may consider any evidence available regarding the financial, technical or other qualifications and abilities of the Developer, including past performance or prior experience with the CRA or with any other governmental or private entity.

3. Evaluation Criteria and Scoring

The Committee will first evaluate and rank responsive Statements of Qualifications based on the criteria listed below. The criteria are itemized with their respective weights for a maximum total of 100 points. A Developer may receive the maximum points, a portion of this score, or no points at all, as judged by the Committee.

The Committee reserves the right (but is not obligated) to require oral presentations from one or more of the Developers, either before or after the initial ranking, and shall have the option to short-list and re-rank Developers after the receipt of additional information from such presentations, follow-up questions and answers, proposals

submitted by shortlisted Developers in response to a final scope of services and request for proposals issued to the short-listed Developers, reference checks or site visits.

<u>Evaluation Criteria</u>		<u>Maximum Points</u>
1)	Qualifications and experience of the Developer and the Developer's proposed team to perform the services outlined in this RFQ	35
2)	Financial stability and capability to develop the City Center Site in accordance with the RFQ requirements, as evidenced by submitted financial records and other information received by the CRA during the evaluation process	35
3)	Experience of proposed Development Team working together on past projects	10
4)	Conceptual Development Plan and Timeline	10
5)	References checks related to comparable development projects completed by Developer	10

4. Shortlist of Qualified Developers

Depending on the number and quality of Statements of Qualifications submitted, the Committee may short-list Developers. The Committee may interview and rank the short listed Developers. The Committee shall decide whether to shortlist firms, and the number of Developers to be shortlisted based on qualifications of Developers and other considerations such as maintaining competition in the CRA's best interest. The contemplated methodology for award of a development agreement would generally involve competition among the shortlisted Developers for potential award, where more than one qualified proposer is selected.

Notwithstanding the foregoing, the CRA reserves the right, where permitted by law, and determined to be in the best interests of the CRA and the Project, at the CRA's sole discretion, to select the Developer deemed to be most qualified by the Committee or CRA to perform and complete the Project. The CRA may also elect, in its sole discretion, to issue a project solicitation with a requested scope of services to all of the shortlisted Developers, or a grouping of shortlisted Developers.

If the Committee elects to shortlist qualified firms, the CRA may elect to award a contract directly to the short-listed Developer deemed to be the most qualified to perform the requested Services or complete the Project. The CRA reserves the right to consult with all short-listed Developer regarding the following:

- i. Establish priorities and sequence of work to be performed;
- ii. Identity segments of work;
- iii. Identify ideal Project structures and financing arrangements;
- iv. Develop a realistic timeframe; and
- v. Develop a detailed scope of work.

The feedback received from the shortlisted Developers regarding development of timelines and scope of work may be taken into consideration by the CRA before issuance of a final

scope of services and final project award; however, the CRA's decision regarding timelines, Project scope, structure and other issues set forth in the final scope of services will be final.

Based on the final rankings resulting from the process described above, the Committee will make a recommendation to the CRA Board and City Commission for the award of an agreement(s).

5. Negotiations

The CRA may shortlist up to three qualifying Developers with whom to negotiate for the development of the City Center Site. Negotiations may include requests to modify any part of a proposed conceptual design or proposal for the Project. Following negotiations, the successful Developer will be invited to enter into an agreement with the City and the CRA for the development of the City Center Site. The CRA, in its sole discretion, reserves the right to enter into contract negotiations with the highest evaluation scoring, most qualified responsive, responsible Developer and whose proposed conceptual design is most advantageous to the CRA. If the CRA and Developer cannot negotiate a successful contract, the CRA may terminate those negotiations and begin negotiations with the next most qualified responsive, responsible Developer. This process may continue until a contract acceptable to the CRA has been executed or all Statements of Qualifications or Developers are rejected. No Developer shall have any rights against the CRA arising from such negotiations or termination thereof.

To assure full understanding of and responsiveness to the Solicitation requirements and full understanding of qualified Statements of Qualifications and proposed conceptual designs, discussions may be conducted with qualified Developers who submit responses determined to be reasonably acceptable of being selected for award for the purpose of clarification and to assure full understanding of, and responsiveness to, the Solicitation requirements. The Developers shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of Project proposals, and such revisions may be permitted through negotiations prior to award for the purpose of obtaining best and final Project proposals.

6. Award

Any award recommendation resulting from this solicitation will be submitted to the CRA Board and City Commission for approval. All qualified Developers who submit Statements of Qualifications will be notified in writing of the award recommendation. Notwithstanding the rights of protest listed below, the decision of whether to shortlist firms prior to award, and which Developers are to be included into the shortlist, and which Developer shall receive the award of an agreement(s), shall be final. The CRA retains the sole discretion to re-solicit for the Services at any time to evaluate the qualification of other firms to provide the goods and services contemplated in this RFQ.

7. Verbal Agreements

No verbal agreement or conversation with any officer, agent, or employee of the CRA, either

before or after execution of a development agreement, shall affect or modify any of the terms or obligations contained in the development agreement or this RFQ. Any such verbal agreement or conversation shall be considered as unofficial information and in no way binding upon the CRA or the Developer.

8. Assignment; Non-Transferability of Statement of Qualifications

Statement of Qualifications shall not be assigned or transferred. A Developer who is, or may be, purchased by or merges with any other entity during any stage of the RFQ process, through to and including the awarding of and execution of a development agreement, is subject to having its Statement of Qualifications disqualified as a result of such transaction in the CRA's sole discretion.

If, at any time during the RFQ process, filings, notices or like documents are submitted to any regulatory agency concerning the potential acquisition of the Developer, or the sale of a controlling interest in the Developer, or merger, or any similar transaction, the Developer shall immediately disclose such information to the CRA. Failure to do so may result in the Statement of Qualifications being disqualified, at the CRA's sole discretion.

9. Familiarity with Laws and Ordinances

The submission of a Statement of Qualifications shall be considered as a representation that the Developer is familiar with all federal, state and local laws; City and CRA ordinances, rules and regulations which affect those engaged or employed in the provision of such services; or equipment used in the provision of such services, or which in any way affects the conduct of the provision of such services; and no claim of misunderstanding will be considered. Lack of knowledge of the Developer shall in no way be a cause for relief from its responsibility, or constitute a cognizable defense against the legal effect of such laws, ordinances, rules and regulations. If the Developer discovers any provisions in the RFQ documents that are contrary to or inconsistent with any law, ordinance, rule or regulation, the Developer shall report it to the CRA in writing without delay.

10. Applicable Law and Venue

The terms, conditions and provisions in this RFQ shall be included and incorporated in the final development agreement between the CRA and the successful Developer. The order of precedence will be the development agreement, the RFQ Documents, the Developer's response and general law. Any and all legal action necessary to interpret or enforce the development agreement will be governed by the laws of Florida. The venue shall be Broward County, Florida.

11. CRA's Exclusive Rights

The CRA reserves the exclusive rights to:

1. Waive any deficiency or irregularity in the selection process;

2. Accept or reject any or all qualifications, statements and RFQ responses in part or in whole;
3. Request additional information as appropriate which may include market studies, economic impact analysis; and,
4. Reject any or all Statement of Qualifications.

By submitting a Statement of Qualifications for services, each Developer acknowledges and agrees that no enforceable agreement arises unless and until the CRA and the Developer fully execute a development agreement with the Developer. The CRA is not obligated to sign the development agreement at any time, and each Developer waives all claims to damages, lost profits, costs, expenses, attorneys' fees and related expenses, if the CRA does not enter into a development agreement.

12. Amendments

The CRA reserves the right to issue addenda to this RFQ. Each Developer shall acknowledge receipt of such addenda in writing. In the event any Developer fails to acknowledge receipt of such addenda, the Statement of Qualifications shall nevertheless be construed as though the addenda had been received and acknowledged, and the submission of the Statement of Qualifications shall constitute acknowledgment of receipt of all addenda, whether or not received by the Developer. It is the responsibility of each Developer to verify that such Developer has received all addenda issued before delivering its Statement of Qualifications to the CRA.

13. Compliance with Federal, State and Local Laws

Each Developer understands that agreements made between private entities and local governments are subject to certain laws and regulations, including, but not limited to, laws pertaining to public records, conflict of interest, and record keeping. Each Developer agrees to comply with and observe all applicable laws, codes, ordinances, rules and regulations as they may be amended from time to time.

14. Contact Person

For any additional information regarding the specifications and requirements in this RFQ, contact Jenae Valentine, Economic Development Coordinator, at 954-695-0754 or jenae@rma.us.com.

15. Timeframe

Sealed Statements of Qualifications must be received by the City Clerk's Office located at 100 West Dania Beach Boulevard, Dania Beach, Florida 33004 no later than 2:00 p.m. on Monday, June 26, 2017, and will be publicly opened at 2:30 p.m. in the Atrium Conference Room at City Hall. The delivered documents must be clearly marked on the outside of the package with the following:

City of Dania Beach
Attn: Louise Stilson, CMC, City Clerk
“RFQ #1_____Real Estate Developer – Dania Beach City Center”
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Project Timetable (Subject to Change)

RFQ Issued	June 19, 2017
Deadline for Questions	July 31, 2017
RFQ Submittal	August 21, 2017, 2:00 p.m.
Evaluation Committee Meets	TBD
CRA Board/City Commission Consideration	October 24, 2017

16. Public Entity Crime Statement

In accordance with §287.133 (2) (a) Florida Statutes, a person or affiliate that has been placed on the convicted Contractor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract to a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor or supplier, subcontractor, or consultant under contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in §287.017, Fla. Stat., for CATEGORY TWO (as of this writing \$35,000.00) for a period of 36 months from the date of being placed on the convicted Contractor list. The “Public Entity Crimes” Form is attached in the Appendix, and must be completed, signed and submitted with the Statement of Qualifications.

17. Disqualification of Developers; Non-Collusion Affidavit

More than one Statement of Qualifications from an individual, firm, partnership, corporation or association under the same or different names will not be considered. Reasonable grounds for believing that a Developer is involved in more than one Statement of Qualifications for the same work will be cause for rejection of all Statement of Qualifications in which such Developers are believed to be involved.

The Developer must sign a Non-Collusion Affidavit stating that it has not divulged discussed or compared its Statement of Qualifications with any other Developer and has not colluded with any other Developer to this RFQ whatsoever. A copy of the Non-Collusion Affidavit is attached in the Appendix to this RFQ, and must be completed, signed and submitted with the Statement of Qualifications.

18. Subcontracting

No subcontracting, including employee leasing, shall be permitted, except with the prior approval of the CRA, which shall be in the CRA's sole and absolute discretion. Subcontractors must be in good standing with CRA and City. A list of Developer's proposed subcontractors shall be included in the Statement of Qualifications. If additional subcontractors are to be used during the term of the development agreement, other than

those submitted in the Statement of Qualifications, a list of such subcontractors shall be provided to the CRA prior to their use, subject to the CRA's approval, in the CRA's sole discretion.

19. Protest Procedures

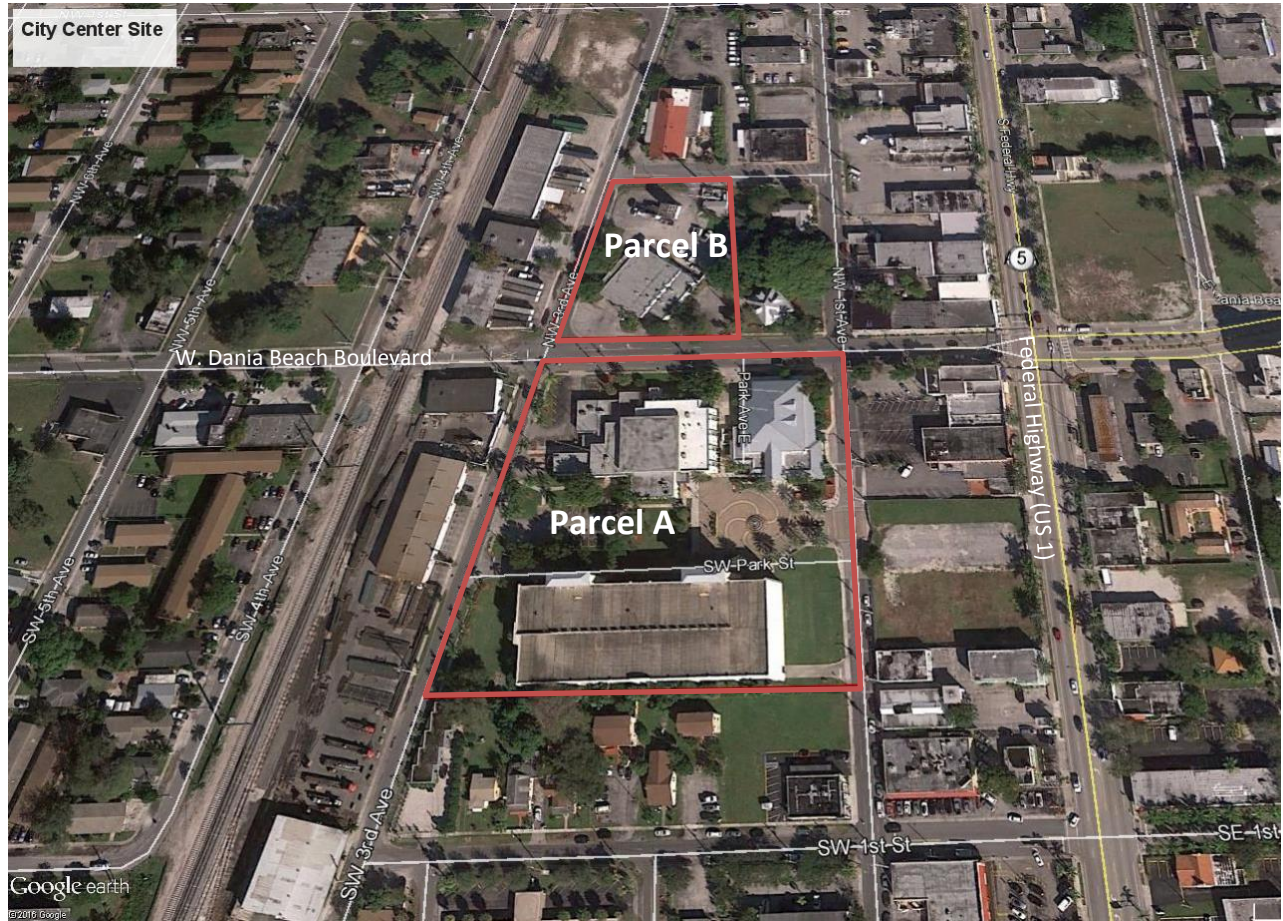
- A. Standing.** Parties that are not actual Developers who submitted a statement of qualifications in response to this RFQ ("Participating Developers"), including, but not limited to, subcontractors, material and labor suppliers, manufacturers and their representatives, shall not have standing to protest or appeal any determination made pursuant to this RFQ.
- B. Protest of Failure to qualify.** Upon notification by the CRA that a Participating Developer is deemed non-responsive and/or non-responsible, the Participating Developer who is deemed non-responsive and/or non-responsible may file a protest with the City Clerk's Office by close of business on the third Business Day after notification (excluding the day of notification) or any right to protest is forfeited. (City Hall hours are as follows: Monday-Friday from 8 a.m. to 5 p.m.)
- C. Protest of Award of Agreement.** After a Notice of Intent to Consider Award of Agreement is posted, a Participating Developer who is aggrieved in connection with the pending award of the Agreement or any element of the process leading to the award of the Agreement may file a protest with the City Clerk's Office by close of business on the third Business Day after posting (excluding the day of posting) or any right to protest is forfeited. A Notice to Consider Rejecting All Proposals is subject to the protest procedure.
- D. Content and Filing.** The protest shall be in writing, shall identify the name and address of the protester, and shall include a factual summary of, and the basis for, the protest. Filing shall be considered complete when the protest and the Protest Bond are received by the Office of City Clerk. The official clock at the City Hall reception desk shall govern.
- E. Protest Bond.** A Participating Developer filing a Protest of Failure to Qualify and/or a Protest of Award of Agreement shall simultaneously provide a Protest Bond to the City in the amount of \$10,000 for each protest. If the protest is decided in the protester's favor, the entire Protest Bond shall be returned to the protester. If the protest is not decided in the protester's favor, the Protest Bond shall be forfeited to the City. The Protest Bond shall be in the form of a cashier's check.
- F. Protest Committee.** The Protest Committee shall review all protests. No member of the City Commission or the Evaluation Committee shall serve on the Protest Committee. The City Attorney or designee shall serve as counsel to the Committee. The meeting of the Protest Committee shall be open to the public and all of the Participating Developers shall be notified of the date, time and place of the meeting. If the Protest Committee determines that the protest has merit, the City Manager shall direct that all appropriate steps be taken. If the Protest Committee denies the protest, the protester may appeal to the City Commission. All Participating Developers shall be notified of the determination of the Protest Committee. The

Protest Committee shall terminate upon the award of the Agreement, or such other time as determined by City Commission.

- G. Stay of Award of Agreement or Solicitation Process.** In the event of a timely protest, the City Manager shall stay the award of the Agreement or the solicitation process unless the City Manager determines that the award of the Agreement without delay or the continuation of the solicitation process is necessary to protect any substantial interest of the CRA or City. The continuation of the solicitation process or award under these circumstances shall not preempt or otherwise affect the protest.
- H. Appeals to City Commission.** Any Participating Developer who is aggrieved by a determination of the Protest Committee may appeal the determination to the City Commission by filing an appeal with the Office of the City Clerk by close of business on the third Business Day after the protester has been notified (excluding the day of notification) of the determination by the Protest Committee. The appeal shall be in writing and shall include a factual summary of, and the basis for, the appeal. Filing of an appeal shall be considered complete when the appeal is received by the Office of the City Clerk.
- I. Failure to File Protest.** A Participating Developer that does not formally protest or appeal in accordance with this Section shall not have standing.

[END OF SECTION]

**EXHIBIT A
AERIAL VIEW OF SITE**



DANIA BEACH CITY CENTER



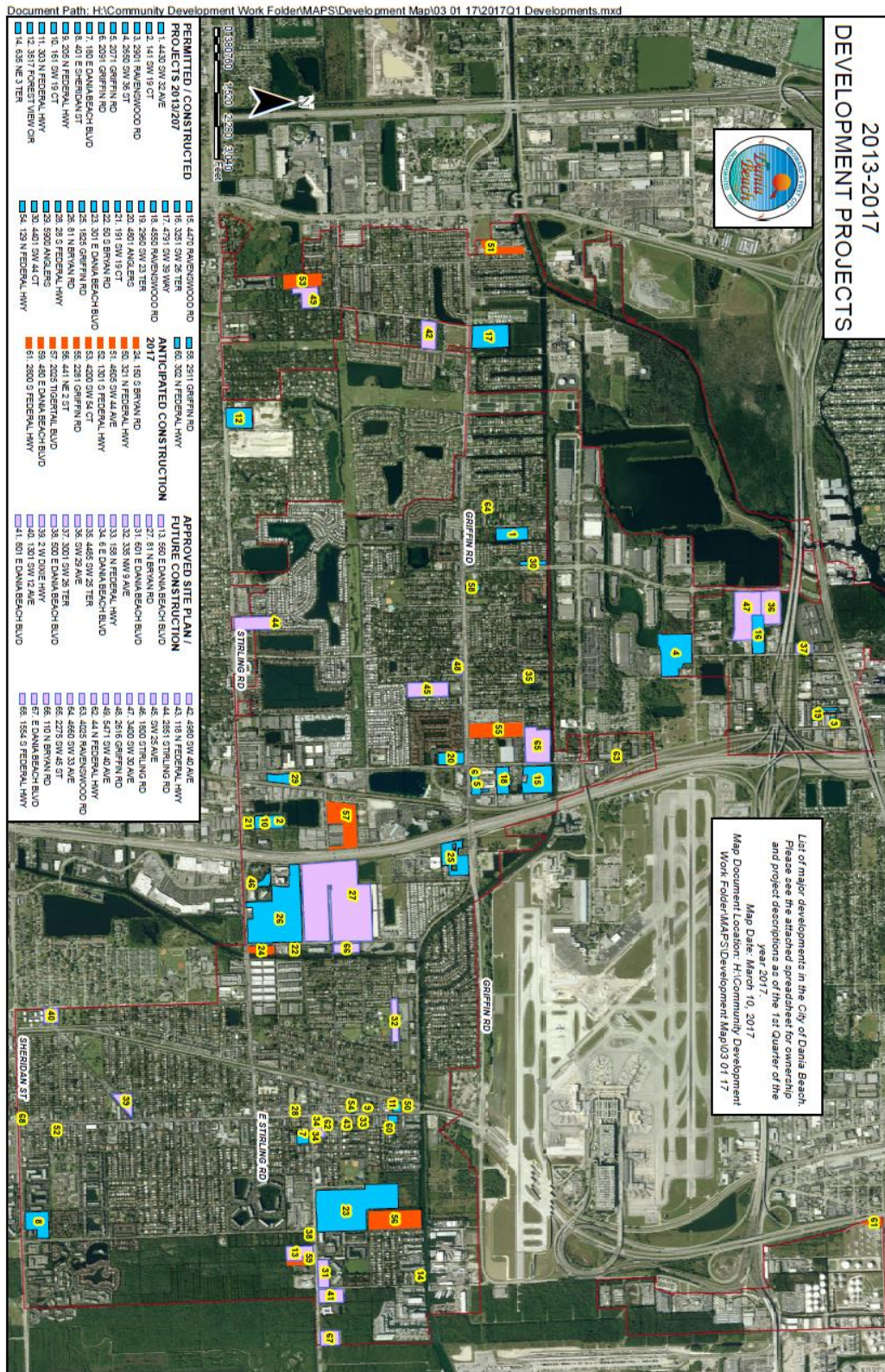
LOCAL UNION STAFF
and its needs

LEGEND

- | | |
|---|---|
|  | AREA 'A' = 76429 Square Feet (1.755 Acres) |
|  | AREA 'B' = 46,100 Square Feet (1.058 Acres) |
|  | AREA 'C' = 11794 Square Feet (0.271 Acres) |
|  | AREA 'D' = 45105 Square Feet (1.036 Acres) |
|  | AREA 'E' = 10714 Square Feet (0.246 Acres) |

[illegible]

EXHIBIT C DEVELOPMENT MAP



**2013 - 2017
DEVELOPMENT PROJECTS
Updated March 2017**

PERMITTED/CONSTRUCTED PROJECTS 2013/2018

Map ID	PROPERTY OWNER	ADDRESS	USE	PROJECT NAME	DEVELOPMENT
1	ROCKLYN HOMES	4430 SW 32 AVE	MULTI FAMILY	AQUA BELLA	55 DU
2	D2HM INVESTMENTS LLC	141 SW 19 CT	HOTEL	CAMBRIA SUITES	120 Rooms
3	KRIPS FAMILY HOLDINGS INC	2901 RAVENSWOOD RD	WAREHOUSE	RAVENSWOOD WAREHOUSE	7,000 SF
4	MSG PORT 95 LLC	2650 SW 36 ST	WAREHOUSE	BRIDGE PORT 95	240,560 SF
5	GRIFFIN ROAD THREE, LLC	2071 GRIFFIN ROAD	RESTAURANT	WENDY'S RESTAURANT	3,400 SF
6	SDS DEVELOPMENT AND TRUST LLC	2091 GRIFFIN RD	COMMERCIAL	DUNKIN DONUTS	1,400 SF
7	VILLAGE AT DANIA BEACH LLC	180 E DANIA BEACH BLVD	MULTI-FAMILY	DANIA PLACE	144 DU
8	DORM SHERIDAN SQUARE LLC	401 E SHERIDAN ST	COMMERCIAL	WALMART	41,510 SF
9	LUCKEYS MOTEL INC	205 N FEDERAL HWY	HOTEL	HOLIDAY INN	75 Rooms
10	DANIA BEACH MANAGEMENT INC	161 SW 19 CT	HOTEL	HOME 2 SUITES	130 Rooms
11	HOLOCAUST DOCUMENTATION CENTER	303 N FEDERAL HWY	MUSEUM	HOLOCAUST	26,231 SF
12	FOREST VIEW ESTATES, LLC	SW 35 AVE & FOREST VIEW CIRCLE	SINGLE-FAMILY HOMES	FOREST VIEW ESTATES	31 DU
14	AMERICAN MARITIME OFFICERS	635 NE 3 TER	MARINA	AMO	2789 SF
15	CLMIA LLC	4470 RAVENSWOOD RD	MARINA	ANGLERS AVE MARINA	7,200 SF
16	26 TERRACE LLC	3251 SW 26 TER	WAREHOUSE	SOUTHERN WASTE SYSTEM	4058 SF
17	AQUA ISLES	4791 SW 39 WAY	MULTI-FAMILY	AQUA ISLE	127 DU
18	INTERMARINE INC	4550 RAVENSWOOD RD	MARINA	INTERMARINE	13,200 SF
19	GREEN OAKS LLC	2980 SW 23 TER	WAREHOUSE	JODY - WAREHOUSE	15,000 SF
20	SUNBELT-RDF LLC	4801 RAVENSWOOD RD	HOTEL	RESIDENCE INN	156 Rooms
21	TANJALI INVESTMENTS LLC	191 SW 19 CT	HOTEL	COMFORT INN	100 Rooms
22	NV MARINA HOLDINGS LLC	50 S BRYAN RD	MARINA	NAUTICAL VENTURES	13,000 SF
23	DANIA ENTERTAINMENT CENTER LLC	301 E DANIA BEACH BLVD	CASINO	DANIA JAH-ALIA	
26	DANIA LIVE 1748 LLC	181 BRYAN ROAD	MIXED USE	DANIA POINTE (Phase I)	356,416 SF
28	N & S PROPERTIES LLC	28 S FEDERAL HWY	HOTEL	MORRISON	148 Rooms
29	STEPHENS BROWARD PROPERTIES LLC	5900 ANGLERS AVE	INDUSTRIAL	STEPHENS DISTRIBUTION	14,000 SF
30	POTVIN, CAROL	4401 SW 30 WAY	SINGLE-FAMILY HOMES	POTVIN RESIDENTIAL PROJECT	6 DU
54	DANIA BEACH HOSPITALITY	129 N FEDERAL HWY	HOTEL	WYNDHAM GARDEN	142 Rooms
60	MIRANJALI LLC	302 N FEDERAL HWY	HOTEL	COMFORT SUITES DOWNTOWN DANIA	105 Rooms
58	GRIFFIN ROAD FD LLC	2911 GRIFFIN RD	COMMERCIAL	FAMILY DOLLAR	11,000 SF
25	COHEN DANIA BEACH HOTEL	1825 GRIFFIN RD	HOTEL	LE MERIDIEN	250 Rooms
TOTAL:					383 DU 1,228 Rooms 413,728 SF Retail 280,818 SF Industrial 82,420 SF Other

ANTICIPATED CONSTRUCTION 2017

Map ID	PROPERTY OWNER	ADDRESS	USE	PROJECT NAME	DEVELOPMENT
24	PROJECT USA LLC	150 S BRYAN RD	MARINA	STIRLING MARINA AND BOAT SALES	25,000 SF
50	AVS PROPERTY, LLC	321 N FEDERAL HWY	HOTEL	WINGATE INN	108 Rooms
51	GRIFFIN COMMERCIAL CENTER, LLC	4600-4607 SW 44th AVE	INDUSTRIAL	GRIFFIN COMMERCIAL CENTER	95,000 SF
52	DANIA SQUARE INVESTMENTS GROUP	1301 S FEDERAL HWY	WAREHOUSE	THE PALMS	18,200 SF
53	SHERIDAN HOUSE BAPTIST CHURCH	4200 SW 54 COURT	COMMERCIAL RETAIL	SERENITY OAKS	46,700 SF
55	GRIFFIN POINTE PARTNERS LLLP	2281 GRIFFIN RD	REHAB HOUSING	AIRPORT CORPORATE PARK	107,000 SF
56	ARCHDIOCESE OF MIAMI	441 NE 2 ST	COMMERCIAL	MEGA YACHT	3,900 SF
57	GERDAU AMERISTEEL US INC	2025 TIGERTAIL BLVD	MARINA	AMERISTEEL EXPANSION	150,000 SF
59	DANIA BEACH DEVELOPERS LLC	480 E DANIA BEACH BLVD	INDUSTRIAL	PARCO MAR / SAN SOUCI	181 DU
51	DS REALTY INC	2800 S FEDERAL HWY	MULTI FAMILY	LEXINGTON	158 Rooms
TOTAL:					181 DU 288 Rooms 126,200 SF Retail 246,000 SF Industrial 72,700 SF Other

**2013 - 2017
DEVELOPMENT PROJECTS
Updated March 2017**

APPROVED SITE PLAN/FUTURE CONSTRUCTION

Map ID	PROPERTY OWNER	ADDRESS	USE	PROJECT NAME	DEVELOPMENT
13	LAWRENCE TURNER	560 E DANIA BEACH BLVD	MULTI FAMILY	FLORIDA PARK RESIDENCES	230 DU
27	DANIA LIVE 1748 LLC	181 BRYAN ROAD	MIXED USE	DANIA POINTE (Phase II)	1,000 DU/ 350 Rooms/ 977,000
31	CALM PROPERTIES, LLC	601 E DANIA BEACH BLVD	MULTI FAMILY	DANIANS SHOPPING CENTER	360 DU/ 6,900 SF Retail Church SF
32	ST. RUTH'S MISSIONARY BAPTIST CHURCH	355 NW 9TH AVE	CHURCH	ST. RUTH'S BAPTIST CHURCH	Church SF
33	158 DANIA HOTEL	158 N FEDERAL HWY	HOTEL	158 DANIA HOTEL	111 Rooms
34	CTKO DANIA VENTURE LLC	14 NE 1 ST	MIXED USE	THE TRION	286 DU
35	DANIA HOMES LLC	4485 SW 25 TER	SINGLE-FAMILY HOMES	DANIA HOMES	4 DU
36	PANTROPIC POWER INC	SW 29 AVE	INDUSTRIAL	ISGETTE/H-595 BUSINESS CENTER	150,000 SF
37	ALEX NICHOLS	3001 SW 26 TERRACE	WAREHOUSE	RUNWAY LAKES WAREHOUSE	28,500 SF
38	500 DANIA BEACH LLC	500 E DANIA BEACH BLVD	COMMERCIAL	MIAMI JUICE	2,276 SF
39	AMERICAN MARITIME OFFICERS	2 DIXIE HWY	MIXED USE	AMO MEMBERS SERVICES BLDG	31,000 SF
40	1301 VENTURE LLC	1301 SW 12 AVE	MULTI FAMILY	LIBERTY PARK APARTMENTS	57 DU
41	MILE MARKER 55, LLC	801 E DANIA BEACH BLVD	MULTI FAMILY	MILE MARKER 55	352 DU
43	SKYLAND PLAZA, LLC	118 N FEDERAL HWY	MIXED USE	SKYLAND PLAZA	9,500 SF
44	STIRLING ALYA, LLC	2851 STIRLING ROAD	MULTI FAMILY	STELLAR HOMES	286 DU
45	THB INC	SW 25 AVE	SINGLE-FAMILY	IPPOLITO ISLES	36 DU
46	BK STERLING INVESTMENT LLC	1800 STIRLING RD	COMMERCIAL	BURGER KING	2700 SF
47	MSG MARINA MILE LLC	3400 SW 30 AVE	INDUSTRIAL	MARINA MILE	189,620 SF
48	SDS DEVELOPMENT & TRUST LLC	2616 GRIFFIN RD	COMMERCIAL	KOOSH RETAIL CENTER	13,424 SF
49	BCD DANIA OAKS LLC	5461 SW 40 AVE	RESIDENTIAL	DANIA OAKS	50 DU
62	40-44 NFH LLC	44 N FEDERAL HWY	HOTEL	TRUE	115 Rooms
63	ARG OFFICE LLC	4025 RAVENSWOOD RD	COMMERCIAL	AVIATION RESOURCE GROUP	3,500 SF
64	4660 GRIFFIN LLC	4660 SW 33 AVE	MULTI FAMILY	4660 TOWNHOUSE BLDG	5 DU
65	BANYAN BAY MARINE CENTER LLC	2275 SW 45 ST	MARINA	BANYAN BAY MARINA	SF
66	BROWN, R & PATRICIA/ MIKE LALLY	110 N BRYAN RD	HOTEL	UNKNOWN	N/A SF
67	PARK OCEAN LLC	E DANIA BEACH BLVD	RESIDENTIAL	PAVILLION	200 DU
68	GURU SHAKTI GROUP LLC	1555 FEDERAL HWY	COMMERCIAL	7-ELEVEN	2940 SF
TOTAL:					2,888 DU 678 Rooms 1,048,240 SF Retail 388,120 SF Industrial 0 SF Other
Overall Development:					3,410 DU 2,088 Hotel Rooms 1,687,188 SF Retail 883,738 SF Industrial 136,120 SF Other

EXHIBIT D ESRI DATA



Housing Profile

Dania Beach City Hall 2
Dania Beach City Hall
Drive Time: 5 minute radius

Prepared by Esri
Latitude: 26.05223
Longitude: -80.14516

Population		Households	
2010 Total Population	16,466	2015 Median Household Income	\$37,436
2015 Total Population	16,923	2020 Median Household Income	\$43,502
2020 Total Population	17,806	2015-2020 Annual Rate	3.05%
2015-2020 Annual Rate	1.02%		

Housing Units by Occupancy Status and Tenure	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	9,303	100.0%	9,534	100.0%	9,822	100.0%
Occupied	7,374	79.3%	7,557	79.3%	7,934	80.8%
Owner	3,623	38.9%	3,322	34.8%	3,467	35.3%
Renter	3,751	40.3%	4,235	44.4%	4,467	45.5%
Vacant	1,929	20.7%	1,978	20.7%	1,888	19.2%

Owner Occupied Housing Units by Value	2015		2020	
	Number	Percent	Number	Percent
Total	3,322	100.0%	3,467	100.0%
<\$50,000	113	3.4%	55	1.6%
\$50,000-\$99,999	445	13.4%	230	6.6%
\$100,000-\$149,999	977	29.4%	564	16.3%
\$150,000-\$199,999	655	19.7%	709	20.4%
\$200,000-\$249,999	374	11.3%	580	16.7%
\$250,000-\$299,999	284	8.5%	486	14.0%
\$300,000-\$399,999	280	8.4%	444	12.8%
\$400,000-\$499,999	94	2.8%	187	5.4%
\$500,000-\$749,999	63	1.9%	147	4.2%
\$750,000-\$999,999	14	0.4%	43	1.2%
\$1,000,000+	23	0.7%	22	0.6%
Median Value	\$159,618		\$215,129	
Average Value	\$197,434		\$252,062	



Community Profile

Dania Beach City, FL 9
Geography: Place

Prepared by Esri

Population Summary	
2000 Total Population	27,073
2010 Total Population	29,639
2015 Total Population	30,815
2015 Group Quarters	341
2020 Total Population	32,657
2015-2020 Annual Rate	1.17%
Household Summary	
2000 Households	12,027
2000 Average Household Size	2.22
2010 Households	12,877
2010 Average Household Size	2.28
2015 Households	13,286
2015 Average Household Size	2.29
2020 Households	14,025
2020 Average Household Size	2.30
2015-2020 Annual Rate	1.09%
2010 Families	7,234
2010 Average Family Size	2.92
2015 Families	7,479
2015 Average Family Size	2.95
2020 Families	7,849
2020 Average Family Size	2.97
2015-2020 Annual Rate	0.97%
Housing Unit Summary	
2000 Housing Units	14,490
Owner Occupied Housing Units	50.9%
Renter Occupied Housing Units	32.1%
Vacant Housing Units	17.0%
2010 Housing Units	15,671
Owner Occupied Housing Units	45.8%
Renter Occupied Housing Units	36.4%
Vacant Housing Units	17.8%
2015 Housing Units	16,175
Owner Occupied Housing Units	41.9%
Renter Occupied Housing Units	40.2%
Vacant Housing Units	17.9%
2020 Housing Units	16,844
Owner Occupied Housing Units	42.3%
Renter Occupied Housing Units	40.9%
Vacant Housing Units	16.7%
Median Household Income	
2015	\$43,731
2020	\$52,153
Median Home Value	
2015	\$168,048
2020	\$214,147
Per Capita Income	
2015	\$24,195
2020	\$27,288
Median Age	
2010	41.1
2015	42.1
2020	42.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

May 11, 2016



Community Profile

Dania Beach City, FL 9
Geography: Place

Prepared by Esri

2015 Households by Income	
Household Income Base	13,286
<\$15,000	16.2%
\$15,000 - \$24,999	14.1%
\$25,000 - \$34,999	10.2%
\$35,000 - \$49,999	14.3%
\$50,000 - \$74,999	18.7%
\$75,000 - \$99,999	12.5%
\$100,000 - \$149,999	10.1%
\$150,000 - \$199,999	2.1%
\$200,000+	1.8%
Average Household Income	\$56,687
2020 Households by Income	
Household Income Base	14,025
<\$15,000	15.0%
\$15,000 - \$24,999	10.6%
\$25,000 - \$34,999	8.4%
\$35,000 - \$49,999	13.2%
\$50,000 - \$74,999	21.0%
\$75,000 - \$99,999	15.5%
\$100,000 - \$149,999	11.5%
\$150,000 - \$199,999	2.6%
\$200,000+	2.1%
Average Household Income	\$64,217
2015 Owner Occupied Housing Units by Value	
Total	6,780
<\$50,000	2.4%
\$50,000 - \$99,999	14.3%
\$100,000 - \$149,999	25.4%
\$150,000 - \$199,999	22.1%
\$200,000 - \$249,999	11.3%
\$250,000 - \$299,999	7.6%
\$300,000 - \$399,999	9.1%
\$400,000 - \$499,999	3.4%
\$500,000 - \$749,999	2.7%
\$750,000 - \$999,999	0.9%
\$1,000,000 +	1.0%
Average Home Value	\$211,914
2020 Owner Occupied Housing Units by Value	
Total	7,132
<\$50,000	1.0%
\$50,000 - \$99,999	6.8%
\$100,000 - \$149,999	14.3%
\$150,000 - \$199,999	23.0%
\$200,000 - \$249,999	17.3%
\$250,000 - \$299,999	12.0%
\$300,000 - \$399,999	12.3%
\$400,000 - \$499,999	5.3%
\$500,000 - \$749,999	4.9%
\$750,000 - \$999,999	1.9%
\$1,000,000 +	1.1%
Average Home Value	\$263,681

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

May 11, 2016



Community Profile

Dania Beach City, FL 9
Geography: Place

Prepared by Esri

2010 Population by Age	
Total	29,639
0 - 4	5.9%
5 - 9	4.9%
10 - 14	4.8%
15 - 24	11.4%
25 - 34	14.4%
35 - 44	13.8%
45 - 54	16.3%
55 - 64	13.7%
65 - 74	8.3%
75 - 84	4.9%
85 +	1.7%
18 +	81.2%
2015 Population by Age	
Total	30,815
0 - 4	5.6%
5 - 9	5.6%
10 - 14	4.9%
15 - 24	10.7%
25 - 34	13.8%
35 - 44	13.5%
45 - 54	14.2%
55 - 64	14.9%
65 - 74	10.2%
75 - 84	4.8%
85 +	1.9%
18 +	81.1%
2020 Population by Age	
Total	32,655
0 - 4	5.6%
5 - 9	5.4%
10 - 14	5.5%
15 - 24	10.2%
25 - 34	13.6%
35 - 44	12.9%
45 - 54	12.8%
55 - 64	14.8%
65 - 74	11.5%
75 - 84	5.8%
85 +	2.0%
18 +	80.7%
2010 Population by Sex	
Males	14,615
Females	15,024
2015 Population by Sex	
Males	15,204
Females	15,611
2020 Population by Sex	
Males	16,058
Females	16,597

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

May 11, 2016



Community Profile

Dania Beach City, FL 9
Geography: Place

Prepared by Esri

2010 Population by Race/Ethnicity	
Total	29,639
White Alone	69.6%
Black Alone	21.8%
American Indian Alone	0.3%
Asian Alone	2.1%
Pacific Islander Alone	0.1%
Some Other Race Alone	3.5%
Two or More Races	2.6%
Hispanic Origin	22.4%
Diversity Index	65.3
2015 Population by Race/Ethnicity	
Total	30,815
White Alone	67.0%
Black Alone	23.4%
American Indian Alone	0.4%
Asian Alone	2.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	4.0%
Two or More Races	2.9%
Hispanic Origin	26.1%
Diversity Index	69.0
2020 Population by Race/Ethnicity	
Total	32,656
White Alone	64.2%
Black Alone	25.1%
American Indian Alone	0.4%
Asian Alone	2.6%
Pacific Islander Alone	0.0%
Some Other Race Alone	4.5%
Two or More Races	3.2%
Hispanic Origin	30.3%
Diversity Index	72.5
2010 Population by Relationship and Household Type	
Total	29,639
In Households	98.9%
In Family Households	74.3%
Householder	24.4%
Spouse	15.1%
Child	26.4%
Other relative	5.3%
Nonrelative	3.0%
In Nonfamily Households	24.6%
In Group Quarters	1.1%
Institutionalized Population	1.0%
Noninstitutionalized Population	0.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

May 11, 2016



Community Profile

Dania Beach City, FL 9
Geography: Place

Prepared by Esri

2015 Population 25+ by Educational Attainment	
Total	22,558
Less than 9th Grade	4.8%
9th - 12th Grade, No Diploma	9.1%
High School Graduate	26.6%
GED/Alternative Credential	4.1%
Some College, No Degree	22.7%
Associate Degree	7.8%
Bachelor's Degree	15.6%
Graduate/Professional Degree	9.3%
2015 Population 15+ by Marital Status	
Total	25,844
Never Married	35.3%
Married	41.4%
Widowed	6.0%
Divorced	17.3%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	90.4%
Civilian Unemployed	9.6%
2015 Employed Population 16+ by Industry	
Total	15,832
Agriculture/Mining	0.0%
Construction	6.6%
Manufacturing	4.3%
Wholesale Trade	4.4%
Retail Trade	11.6%
Transportation/Utilities	7.7%
Information	2.4%
Finance/Insurance/Real Estate	8.4%
Services	50.2%
Public Administration	4.4%
2015 Employed Population 16+ by Occupation	
Total	15,832
White Collar	59.5%
Management/Business/Financial	14.4%
Professional	17.9%
Sales	11.0%
Administrative Support	16.2%
Services	20.1%
Blue Collar	20.4%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	5.2%
Installation/Maintenance/Repair	4.8%
Production	3.5%
Transportation/Material Moving	6.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

May 11, 2016



Community Profile

Dania Beach City, FL 9
Geography: Place

Prepared by Esri

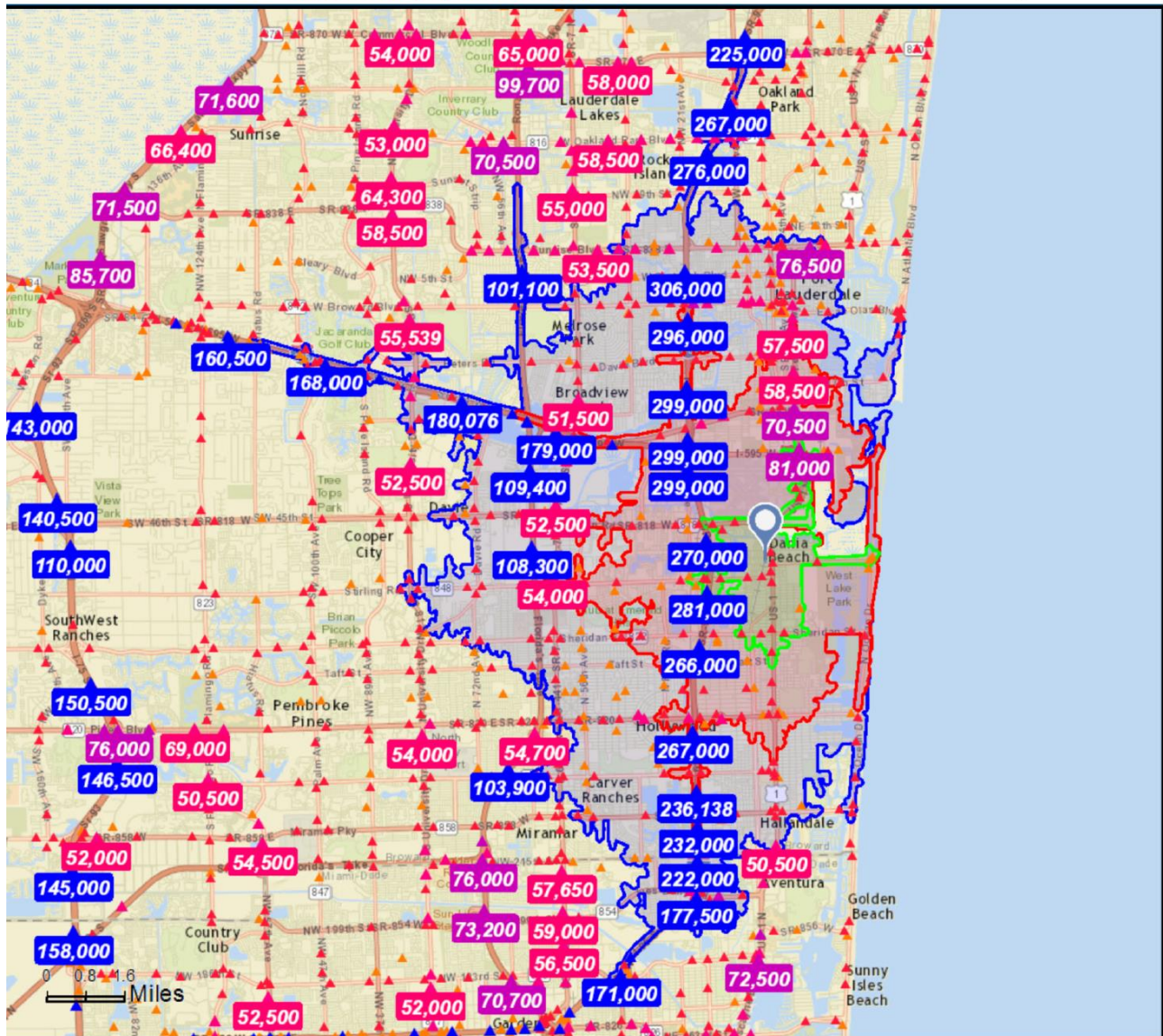
2010 Households by Type	
Total	12,877
Households with 1 Person	33.0%
Households with 2+ People	67.0%
Family Households	56.2%
Husband-wife Families	34.7%
With Related Children	12.6%
Other Family (No Spouse Present)	21.5%
Other Family with Male Householder	6.3%
With Related Children	2.9%
Other Family with Female Householder	15.3%
With Related Children	9.4%
Nonfamily Households	10.8%
All Households with Children	25.2%
Multigenerational Households	3.8%
Unmarried Partner Households	9.1%
Male-female	7.8%
Same-sex	1.3%
2010 Households by Size	
Total	12,877
1 Person Household	33.0%
2 Person Household	34.9%
3 Person Household	15.4%
4 Person Household	9.8%
5 Person Household	4.1%
6 Person Household	1.8%
7 + Person Household	1.1%
2010 Households by Tenure and Mortgage Status	
Total	12,877
Owner Occupied	55.7%
Owned with a Mortgage/Loan	36.4%
Owned Free and Clear	19.3%
Renter Occupied	44.3%



Traffic Count Map

Dania Beach City Hall 2
Dania Beach City Hall
Drive Times: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 26.05223
Longitude: -80.14516



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

May 11, 2016

APPENDIX

CITY OF DANIA BEACH, FLORIDA **Sworn Statement Under §287.133(3)(a), Florida Statutes Public Entity Crimes**

(This form must be signed in the presence of a Notary Public or other officer authorized to administer oaths.)

1. This sworn statement is submitted with RFQ No. _____
2. This sworn statement is submitted by: (name of entity submitting sworn statement)

its business address is:

Federal Identification Number (FEIN) is: (if applicable)

Social Security Number: (if the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement)
3. My name is: (print name of individual signing this document) and my relationship to the entity is: (President, General Partner, etc. as applicable)
4. I understand that a "public entity crime" as defined in §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 an agency or political subdivision of any other state or with 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.
5. I understand that to be "convicted" or "conviction" as defined in §287.133(1)(b), Florida Statutes, means a finding of guilt and 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, non-jury trial, or entry of a plea of guilty or nolo contendere (also known as a plea of "No Contest").
6. I understand that an "affiliate" as defined in §287.133(1)(a), Florida Statutes means:
 - A. A predecessor or successor of a person or a corporation convicted of a public entity crime; or
 - B. An entity under the control of any natural person who is active in the management of the entity and which 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.

7. I understand that a "person" as defined in §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.
8. Based on information and belief, the statement that I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies)
- A. _____ Neither the entity submitting the sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.
- B. _____ The entity submitting this sworn statement, or one or more of the 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 and (Please now indicate which additional statement below applies):
- C. _____ There has been a proceeding concerning the conviction before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order)
- D. _____ The person or affiliate was placed on the convicted list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order)
- E. _____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of General Services)

Signature

Print Name:

STATE OF FLORIDA

COUNTY OF _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____, 20____

BY _____ WHO (check one) ☐ _____ IS PERSONALLY

KNOWN TO ME OR ☐ PRODUCED IDENTIFICATION: _____ (type of ID)

Signature of Notary

Print Name of Notary Public

Commission expires

Seal/Stamp Below:

APPENDIX NON-COLLUSION AFFIDAVIT

The undersigned Developer has not divulged, discussed or compared his/her/its Statement of Qualifications with any other Developer and has not colluded with any other Developer or parties to this Statement of Qualifications whatsoever.

Name of Bidder/Developer

Signature

Print Name

Title

STATE OF FLORIDA

COUNTY OF _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____, 20____

BY _____ WHO (check one) ☐ ____ IS PERSONALLY

KNOWN TO ME OR ☐ PRODUCED IDENTIFICATION: _____ (type of ID)

Signature of Notary

Print Name of Notary Public

Commission expires

Seal/Stamp Below: