

**Request for Proposals (RFP)
#252-9258**

For

Development of the

**401 NW 6th Street
Project Site**

City of Fort Lauderdale

**Community Redevelopment Agency
(CRA)
for the Northwest-Progresso-Flagler Heights Area
(NPF-CRA)**

July 26, 2005

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AVAILABLE UPON REQUEST (TECHNICAL INFORMATION PACKAGE)

- **Community Redevelopment Area Plan**
- **HUD Regulations under 24 CRA Part 570 (CDBG Program)**
- **Existing Environmental Assessments**
- **Existing Soil Boring Test**
- **CRA Incentive Programs Details/Applications**

**INVITATION TO SUBMIT PROPOSALS
FOR THE
DEVELOPMENT OF REAL PROPERTY
[401 NW Sixth Street]**

GENERAL INFORMATION, INTENT AND REDEVELOPMENT GOALS

The Fort Lauderdale Community Redevelopment Agency (the "CRA") does hereby invite proposals Pursuant of Chapter 163.380 Florida Statutes, from developers, affected property owners or any other persons interested in purchasing and undertaking the development of a site within the Northwest-Progresso-Flagler-Heights Community Redevelopment Area (NPFCRA) pursuant to the community redevelopment plan, The property referred to herein as the "Project Area" is on Sistrunk Boulevard in the City of Fort Lauderdale at 401 NW Sixth Street, and is legally described as follows:

Legal Description: Lots 21, 22, 23 and 24, Less Road Right-of-Way, Block 323, "PROGRESSO", according to the Plat Thereof, as Recorded at Plat Book 2, Page 18 of the Public Records of Miami Dade County Florida; Said Lands Situate and Lying, and Being in Broward County, Florida. Folio # 494234077130.

A general location map of the Project Site is attached is as **Exhibit A** and a survey of the Project Site is attached as **Exhibit B**.

The Project Site consists of vacant land that was assembled by the Fort Lauderdale Community Redevelopment Agency (CRA) for disposition and development. The four platted lots which comprise the property were purchased by the CRA in June, 2000. The site is approximately 11,812 square feet (.27 acres) and is Zoned CB (Community Business). Proposals shall be in compliance with and further the purposes of the Northwest-Progresso-Flagler Heights Community Redevelopment Plan (the "NPFCRA Plan") for the Area in which the Project Area is located. Copies of the Plan and any additional information may be obtained from or reviewed at the office of the CRA.

The intent of the CRA is to collaborate with private sector business, property owners, developers and others to expand the investment opportunities that implement the NPFCRA Plan and promotes the welfare of the residents, employees, property and business owners and other stakeholders within the CRA by encouraging development opportunities that expand the tax base, create jobs, enhance the urban design and adds to the quality of life in the area. The fundamental goal is to position Sistrunk Boulevard as a mixed-use, neighborhood commercial destination of a quality that not only serves the needs of the adjacent resident population, but also is attractive to the downtown employment base and who the visit the area. Redeveloped sites should help reinvigorate the once vibrant Sistrunk Boulevard corridor, highlighting it's historical heritage, adding new compatible uses that help create an identifiable sense of place as it fosters housing and/or employment opportunities, improves access, increases the

availability to goods and services, and helps create an environment that will attract other private investment capital .

The CRA is seeking proposals that demonstrate creativity addressing neighborhood compatibility, street front, pedestrian activity, quality design and quality materials in construction.

INFORMATION ABOUT THE CRA

The Fort Lauderdale Community Redevelopment Agency (CRA) for the Northwest-Progress-Flagler Heights Area was created in April of 1989 pursuant to Chapter 163, Part III, Florida Statutes. The Agency exists as a distinct legal entity governed by a Board of Directors for the purpose of eliminating slum and blighted conditions within proscribed geographic boundaries. The Board of Directors is the City Commission of the City of Fort Lauderdale.

On November 7, 1995, by Resolution 95-170, the Fort Lauderdale City Commission adopted the Northwest-Progresso-Flagler Heights Community Redevelopment Plan for the Northwest-Progresso-Flagler Heights Area. This area is located between Sunrise Boulevard on the north, Broward Boulevard on the south, the City corporate limits line on the west, and Federal Highway on the east, except for the portion lying south of NE 4th Street and east of Andrews Avenue between Broward Boulevard and Federal Highway. A copy of the Plan is available upon request. A CRA NPF Advisory Board consisting of residents and professionals that engage in business in the area was created to advise the CRA Board regarding implementation of the NPFCRA Plan.

The CRA is empowered through the Redevelopment Act to undertake a broad range of activities designed to eliminate slum and blighted conditions. It has certain powers including the power to buy, sell, hold or dispose of property, and has the power to issue redevelopment bonds and receive incremental ad valorem tax revenues from designated taxing authorities in order to fund its activities.

DEADLINE FOR SUBMITTAL OF PROPOSALS

Proposals must be submitted no later than 4:00 PM on September 26, 2005 to:

**City of Fort Lauderdale Community Redevelopment Agency (CRA)
c/o The City of Fort Lauderdale Procurement Department
100 North Andrews Avenue 6th Floor
Fort Lauderdale, Florida 33301**

SUBMISSION REQUIREMENTS

Submission must include one (1) signed Original Proposal and fifteen (15) copies, including all attachments in a sealed envelope and marked:

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At that time and location, all submittals will be publicly opened and recorded.

Respondents shall submit with the proposals the following:

1. Name, address and federal tax identification number (if applicable).
2. Description of the principal business and activities of the firm. Include the number of years the firm has been in operation and any other names under which it operated.
3. Background, experience and qualifications of key staff and principals.
4. Copy of firm's articles of incorporation, or other
5. References from vendors and/or companies currently doing business with your firm.
6. Proposed partnership/ownership and management structure of the proposed project with equity positions.
7. Narrative Description of the proposed project.
8. Proposed site plan layout, elevations, floor plans and illustrative rendering of the project. Copies or existing Environmental Assessments and Soil Boring Test are available upon Request.
9. Demonstrated Proof of Financial Capacity: Demonstrated proof of Financial Capacity requires an indication of the financial position of the Proposer for the past three year including annual income statements prepared by an independent, licensed CPA, or for a newly formed entity, current income statements prepared by an independent CPA for all principals covering the past three years. Additional information may include financial references, including the name of the bank, financial institution or individual used as a reference and their address and phone number.
10. Proposed Financing Plan: The Proposed Financing Plan should describe all proposed sources, of financing, probable conditions, equity injections, credit enhancement, department coverage ratios and return on investment. It should be supported by a financial proforma which includes detailed development cost and source and use statement identifying all hard and soft cost, land cost, cost of construction, projected income, debt service, square foot cost and proposer's profit, a cash flow statement over a period of ten years including all assumptions, showing income, expenses, net operating income, dept service and cash flow, funding commitments letters where obtained, type of security for completion of the development, guarantees and bonding capacity, public subsidies and incentives requested, major

- tenant commitments provided on their letter head and signed by a representative who is authorized to contractually bind the tenant.
11. State the proposed purchase offer for the Project Site and terms of purchase (if applicable).
 12. Identify the proposed schedule for the purchase and development of Project Site. The Proposer's timetable for development must be realistic, justifiable and supportable for the type of redevelopment proposed. It is the desire of the CRA to have the project completed without delays and in a timely manner.
 - 13 Narrative Marketing Plan describing the proposed strategy to achieve economic viability.
 14. Proposed initiatives to provide employment opportunities to local residents (if applicable) .
 15. Letters of Intent from prospective tenants, (if available).
 16. A summary of the economic impacts of the development project.
 17. A summary of how the project will achieve community development objectives for job creation and/or affordable housing. The Project Site was purchased with \$145,000 in Federal Community Development Block Grant (CDBG) funds. The CDBG Program requires that projects meet the federal CDBG program objectives. The National objective reported to HUD for this project is to provide benefit to Low and Moderate income persons. This may be achieved through job creation and/or affordable housing, or the Proposer must be willing to repay the City's CDBG Program the greater of the Fair Market Value of the property or the amount of CDBG funds used to purchase the property to remove the CDBG program requirements. A summary of CDBG Requirements is attached as **Exhibit C**. A copy of the federal requirements as related to CDBG Program under 24 CFR Part 570 is available upon request. A copy of an independent fee appraisal secured by the CRA performed by Bondarenko is attached as **Exhibit D**.
 18. Timetable for development. Indicate the major milestones and activities that will take place from acquisition to completion.
 19. Names and addresses of consultants that you plan to use for the project.

SITE AND DESIGN PREFERENCES

Parking and access: On-site parking in the rear of the property is preferred. Access to the site must be provided via NW 4th Avenue. No curb cuts will be permitted on NW 6th St. (Sistrunk Blvd.)

Site and architectural features Preferred 10' arcaded or shaded setback at first level (levels above the first story may project to the property line*); corner element; use of miscellaneous decorative elements; ground-floor transparency; articulation of towers and arcades; appropriate window and door proportions; well designated point of entry; appropriately scaled signage. Recommended building height is 2-4 stories. Heights greater than 4 stories must demonstrate

how project does not negatively impact on street and neighborhood character. On-site sidewalk will coordinate with proposed public streetscape sidewalk design.

Building character: Recommended character is Afro-centric, Tropical Vernacular/Caribbean; Mediterranean; or Contemporary.

Uses: Retail uses are preferred on the first floor; office or residential uses preferred on the second floor; and residential uses preferred above the second floor. Residential uses on the Project Site are currently only permitted under the existing zoning as a conditional use. Please refer to the City of Fort Lauderdale Unified Land Development Regulations for clarification.

Right of Way (ROW) /Easement Requirement: Additional ROW and/or easements are required along NW 4th Avenue and NW 6th Street (Sistrunk Blvd.). A five (5) foot sidewalk easement along NW 4th Avenue and a twelve (12) foot corner clip at the intersection of NW 4th Ave. and NW 6th Street is required. The easement and corner clip dedication must be reflected on the Proposal.

* Please refer to City of Fort Lauderdale Unified Land Development Regulations for specific requirements.

IF PROPOSERS SUBMIT A PROPOSAL WHICH LIMITS THE SALE PRICE OF A DWELLING UNIT, PLEASE INDICATE IF THIS IS A FIXED PRICE TO BE USED TO EVALUATE THE BENEFITS OF A PROJECT OR AN ESTIMATED MARKET RATE THAT WILL BE FLEXIBLE BASED ON MARKET RATES. IF IT IS TO BE FIXED, A RESTRICTIVE COVENANT SHALL BE RECORDED AND PLEASE INDICATE THE LENGTH OF TIME THE PROPOSER WILL AGREE TO FIX THE SALES PRICE.

THE CRA IS PRESENTLY IN THE PROCESS OF DEVELOPING URBAN DESIGN GUIDELINES FOR THE SISTRUNK BOULEVARD CORRIDOR. PROPOSALS SHALL DEMONSTRATE TYPICAL URBAN DESIGN PRACTICES. IF PROJECT DOES NOT ADHERE TO THE ZONING AND OTHER REGULATORY REQUIREMENTS FOR THE PROPOSED PROPERTY, THE SUBMITTAL MUST PROVIDE A RECOMMENDED PROCEDURE AND TIME LINE AS TO HOW ALL REGULATORY REQUIREMENTS WILL BE MET TO BRING THE PROPOSAL INTO COMPLIANCE.

PRIOR TO SUBMITTAL OF THE PROPOSED PROJECT PROPOSAL, THE APPLICANT MUST VISIT THE CITY'S BUILDING DEPARTMENT AND REQUEST A PRELIMINARY REVIEW. CRA STAFF WILL PROVIDE GUIDANCE ON THIS PROCEDURE.

Proposers that do not submit the requested submittals may be deemed non-responsive.

SELECTION AND AWARD

Step 1. Staff and Evaluation Committee Review

An Evaluation Committee subject to Florida Statute 286.011 (“Sunshine Laws”) will be established who will receive, screen and evaluate the proposals. This review group may consist of between five to ten selected NPFCRA Advisory Board members, other stakeholders and/or community representatives along with City and CRA staff. A RFP Evaluation Committee, approved by the CRA Board will evaluate and rank the proposals based on the Evaluation Criteria established in this RFP and present their finding to the NPFCRA Advisory Board and CRA Board. The group will receive all proposals and evaluate them according to the evaluation criteria identified in this RFP. Proposers that have satisfied the submission requirements by the required 120 day submission deadline may be asked to submit additional information if requested by the evaluation committee. The group may request oral presentations from Proposers for the purpose of clarifying any questions arising from its review of written proposals. The group will recommend a ranking of such proposals to the NPFCRA Advisory Board as it deems to be in the public interest and in furtherance of the purposes of the Community Redevelopment Plan for the NPFCRA and that meets the redevelopment goals of the project. All meeting will be posted in advance and are open to all interested parties. All proposal submissions and material become the property of the CRA public record and shall not be returned.

Step 2. CRA for the NPF Advisory Board Review and Selection

The NPFCRA Advisory Board will have the right to request oral presentations from Proposers and to pass on the recommendation of the Evaluation Committee, and /or approve, disapprove or re-rank the recommendations provided by the Evaluation Committee. Staff will then bring the recommendations of the NPFCRA Advisory Board to the CRA Board for their review and approval.

Step 3. CRA Board Review and Selection

The CRA Board will have the right to request oral presentations from Proposers and to approve, disapprove or re-rank the recommendations provided by the NPFCRA Advisory Board. The Proposer of the top ranked proposal so selected by the CRA Board will have the right to negotiate directly with the Executive Director of the CRA or designee for the purpose of conveying the property and entering into a Development Agreement with the CRA. The CRA reserves the right to rank proposals and negotiate with the top ranked Proposer and terminate negotiations and then negotiate with the next ranked Proposer if satisfactory progress toward an agreement is not being achieved. The CRA Board also reserves the right to reject all proposals.

The selected developer will be required to work with the CRA to refine the proposed project to comply with the Sistrunk Boulevard redevelopment efforts. The selected developer will be required to negotiate and enter into a development agreement with the CRA that may include, but not be limited to restrictions on use and structures, conditions for conveyance of property by the CRA, insurance, indemnification, guarantees for completion of project and other conditions that are in the best interest of the public and the CRA.

The proposed development may not be exempt from ad valorem (property) taxes. Developers whose uses may be considered by the Broward County Property Appraiser to have a tax exempt status, will be required to enter into an agreement with the CRA to pay the CRA for general City services rendered.

EVALUATION CRITERIA

The Evaluation Committee and staff will use the following weighted criteria in evaluating proposals and making their recommendation to the NPFCRA Advisory Board and the CRA Board.

- 1. Development Proposal 25%** -The proposed redevelopment and uses support the redevelopment intent and goals of the CRA.

The proposed redevelopment and uses will be ranked to determine the extent to which it satisfies the redevelopment goals and intent for the Project Area, is in the public interest and furthers the purposes of the Community Redevelopment Plan for the Area.

- 2. Developer Evaluation 25%** - The Proposer's experience, qualifications, ability to carry out the project and financial capacity to undertake the project.

Both the Proposer and the Proposer's Development Team including, key personnel responsible for project and participants including architects, engineers, planners and other involved, have completed similar developments and/or have significant technical expertise in the type of project proposed. The Proposer has a past record of successful projects and an excellent industry reputation in both development and management of projects. The Developer has provided proof that the project is financially feasible. The Developer must provide proof of financial capacity and a proposed financing plan that is verifiable and acceptable to the CRA.

- 3. Project Aesthetics 25%** - The Project provides a dynamic, high quality, aesthetically pleasing development that greatly enhances the Sistrunk Boulevard corridor.

Provides a dynamic, high quality, aesthetically pleasing development which significantly enhances the Sistrunk Boulevard Corridor, follows CRA site and design preferences and demonstrates typical urban design practices.

4. Project Impacts 25% - The Proposal generates positive and sustained economic and other impacts on the Area.

Provides a return of the public investment in the Project Area, including the property acquisition cost, generates increased tax increment and other revenues to the CRA, may provide for job creation/training and/or opportunities for high quality housing choices, requires a minimum amount of public contribution by the City or CRA, contributes to the area by being a potential catalyst for additional quality development in the area and can be accomplished within a reasonable period of time so that the benefits of the project can be realized in a timely manner.

DESIRED TIMETABLE FOR DEVELOPMENT

It is the CRA's desire to negotiate and enter into a development agreement and conveyance of property with the top ranked Proposer within three (3) months from date of ranking and approval by the CRA Board. It is assumed that all pre-development approvals including platting, rezoning (if needed), site and development plan and permitting for the commencement of the development will occur within six (6) months from contract award. While the actual time may vary depending on the specific requirements unique to the project, it is assumed that the development will be fully completed within two years or less after contract award.

SUBMISSION AND SELECTION SCHEDULE

The following is a schedule for the submission of proposals and general time frames for negotiating and entering into a Development Agreement, which will be established by the CRA. These dates are preliminary only and subject to change.

- **RFP Notification Published** **07-26-05**
- **30 Day Notice of Intent to Dispose *** **08-26-05**
- **Pre Proposal Conference** **08-29-05**
- **Submissions Due (by 4:00 PM)** **09-26-05**
- **Evaluation Committee Review and Request Additional Information (if needed)** **10-05-05**
- **Evaluation Committee Oral Presentations And Ranking** **10-12-05**
- **CRA Advisory Board Review** **10-25-05**
- **CRA Board Review and Ranking** **11-08-05**
- **Conveyance and Development Agreement Negotiations** **11-14-05 to 01-13-06**

* 30-Day notification is required by Florida Statute 163.380(3) for the sale and/or conveyance of real property owned by the CRA.

EXHIBITS TO THE RFP

The following Exhibits are part of the RFP:

- **Exhibit A:** Location Map of Project Area
- **Exhibit B:** Survey of Project Area
- **Exhibit C:** CDBG Requirements Summary
- **Exhibit D:** Appraisal Report
- **Exhibit E:** CRA Incentive Programs Summary
- **Exhibit F:** Terms and Conditions

ADDITIONAL INFORMATION AVAILABLE UPON REQUEST:

The CRA has available a Technical Information Package in order to assist Proposers in their familiarization and certain background studies and plans, zoning, land and HUD regulations. The Technical information Package consists of the following:

- **NPF Community Redevelopment Area Plan**
- **HUD Regulations under 24 CRA Part 570 (CDBG Program)**
- **Existing Environmental Assessments**
- **Existing Soil Boring Test**
- **CRA Incentive Programs Details/Applications**

The information contained in the supplemental Technical Information Packager is not a part of the RFP and the CRA makes no representation concerning their completeness or accuracy. Proposers may, however, find the package information useful in helping them formulate their proposal information in general as they may specifically apply to a redevelopment project and proposed development programs. Nevertheless, Proposers shall satisfy themselves through personal investigation, and by such means as they may deem necessary or desirable, of the conditions affecting the redevelopment site, a proposed development program and cost thereof, and requirements of any and all federal, state and local laws. No information derived from any part of the Technical Information Package, discussions with any City or CRA representatives, or other information shall relieve the Proposer from any risk or from fulfilling the terms of this RFP.

The cost of the Technical Documents Package is \$20.00 and they may be purchased or reviewed at the City's Procurement Office at 100 North Andrews Avenue, 6th Floor, Fort Lauderdale, Florida 33301