

January 13, 2004

Business Operations
J.E. Surash, P.E., Chief Business Officer

SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO ISSUE A REQUEST FOR PROPOSAL FOR THE COMMERCIAL DEVELOPMENT OF A BOARD-OWNED PARKING FACILITY LOCATED AT 1370 N.E. 2 AVENUE, MIAMI, FLORIDA

COMMITTEE: FACILITIES MANAGEMENT

At its meeting of December 10, 2003, the Board authorized the Superintendent to finalize a Request For Proposal (RFP) for the commercial development of a Board-owned parking facility located at 1370 N.E. 2 Avenue, with the proposed final version of the RFP to be brought to the Board at its January 14, 2004 meeting for review and authorization to issue the RFP. Staff from Risk Management, Legal, Finance, District Office Operations, Facilities Operations, Maintenance and Planning and the Office of Capital Improvement Projects have met on several occasions to finalize terms of the proposed RFP in conformance with the minimum criteria previously approved by the Board. As a result of these meetings and subsequent review by the affected District departments, the proposed final version of the RFP has been established. It should be noted, however, that as a result of feed-back from the Performing Arts Center Trust, provisions dealing with ownership of all improvements to be constructed on the Board-owned land have been modified to reflect that each proposer is to propose how air rights, retail rights, garage rights and land ownership shall be addressed. This may include provisions for "buy-out" by either party, at any time during the term of the agreement, at a value to be determined, and shall be subject to Board approval.

Because of the unique nature of pursuing such a public/private venture, and limited District experience in developing appropriate RFP criteria for projects of this type, it is the recommendation of staff and the Performing Arts Center Trust that concurrent with Board authorization to issue the RFP, an independent entity, such as the South Florida Chapter of the Urban Land Institute (ULI), be engaged to review the RFP criteria prior to such issuance. The ULI will utilize the services of individuals with expertise in urban planning, traffic management, parking garage design and public/private commercial development to ensure that the RFP criteria, as currently developed by the District, support the positive development of the area (including the Performing Arts Center), and meet the best long-term economic and parking needs of the District, while providing the development community with an ability to respond to a viable and cost effective project. Such a review by the ULI is estimated to take 30 days, at a cost of approximately \$10,000 to \$12,000. The Performing Arts Center Trust has agreed to equally share this cost with the District. Should the ULI concur that the RFP criteria, as currently developed, are generally reasonable and in the District's best interest, staff may incorporate any non-substantive changes suggested by the ULI and will then issue

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