

The logo of the City of Boynton Beach is a circular emblem. It features a blue outer ring with the words "CITY OF" at the top and "BOYNTON BEACH" at the bottom in yellow capital letters. Inside the ring is a light blue background with horizontal yellow lines. A stylized white and blue graphic of a palm tree or similar plant is centered within the circle.

PORTION OF FINAL RFQ-EVALUATION INFO

REQUEST FOR QUALIFICATIONS (RFQ)

FOR

**CITY OF BOYNTON BEACH TOWN SQUARE
REDEVELOPMENT**

RFQ No. 004-1210-17/JMA

**RFQ DUE DATE: NOVEMBER 22, 2016
RFQ DUE TIME: 2:30 P.M. (LOCAL TIME)
FINANCE CONFERENCE ROOM/CITY HALL**



RFQ FOR CITY OF BOYNTON BEACH TOWN SQUARE REDEVELOPMENT

RFQ No. 004-1210-17/JMA

Sealed Requests for Qualifications (RFQ's) will be received in Procurement Services, City of Boynton Beach, 100 E. Boynton Beach Boulevard, or mail to P.O. Box 310, Boynton Beach, Florida 33425-0310 on or by **NOVEMBER 22, 2016, No Later Than 2:30 P.M. (Local Time)**.

RFQ's will be opened in: **100 E. Boynton Beach Boulevard
CITY HALL – 2ND FLOOR**
(Unless otherwise designated)

One (1) original, so designated and six (6) copies (total of five (7) submissions of the response shall be submitted in one sealed package clearly marked on the outside: "TOWN SQUARE REDEVELOPMENT" and addressed to: City of Boynton Beach, Procurement Services, 100 E. Boynton Beach Boulevard, or P.O. Box 310, Boynton Beach, FL 33425-0310.

All RFQ's will be publicly opened and only the names of the Proposers will be disclosed. RFQ's received after the assigned date and time will NOT be considered. The Procurement Services time stamp shall be conclusive as to the timeliness of filing. The City of Boynton Beach is not responsible for the U.S. Mail or private couriers in regard to mail being delivered by a specified time so that an RFQ can be considered. The City reserves the right to consider RFQ's that have been determined by the City to be received late due to mishandling by the City after receipt of the RFQ and prior to award being made.

Selection of a qualified Consultant and negotiations will be conducted in the same manner as set forth in section (4) and (5) of Florida Statutes § 287.055 "Competitive Consultants Negotiations Act."

ATTENTION ALL INTERESTED RESPONDENTS:

Copies of this solicitation package may be obtained from Demandstar at Onvia at www.demandstar.com or by calling 1-800-711-1712. Demandstar distributes the City's solicitations through electronic download. Paper copies of this solicitation may be requested through the City's Procurement Services Division by calling (561) 742-6322 or by E-mail to alibrandij@bfl.us. Respondent(s) who obtain copies of this solicitation from sources other than Demandstar or the City's Procurement Services Division may potentially risk not receiving certain addendum(s) issued as a result of the solicitation.

SCOPE OF SERVICES:

The City of Boynton Beach is seeking a Development Partner to develop a new Town Square including mixed-use private development and an arts and cultural district. In addition the Proposer will design, build and potentially operate a new City Hall, Police HQ, Civic Building and a downtown Fire Station #1 which meets the City's specifications.

ELIGIBILITY:

- A. Proposers will be eligible to respond to this Request for Qualifications if the proposing firms demonstrate that they or the principals assigned to this project, have successfully completed services similar to those specified in the Scope of Services of this RFQ.
- B. Proposers must include as a part of the RFQ submittal, documentation, client references, and qualifications to support their ability and experience to perform the services contained in the RFQ.

PUBLIC RECORDS DISCLOSURE:

Pursuant to Florida Statutes §119.07, sealed Bids, Proposal or Responses received by the City in response to a Request for Qualification or Invitation to Bid are exempt from public records disclosure requirements until the City provides a notice of decision or thirty (30) days after the opening of the Proposals/Bids. If the City rejects all Responses submitted in accordance with a Request for Proposal/Qualification or Invitation to Bid, and the City concurrently provides notice of its intent to reissue the competitive solicitation, the rejected Responses remain exempt from public disclosure until such time as the City provides notice of a decision or intended decision concerning the competitive solicitation or until the City withdraws the reissued competitive solicitation. A Bid, Proposal, Response or reply is not exempt for longer than twelve (12) months after the initial City notice rejecting all Bids, Proposals, or replies. Requests for bid or proposal documents should be submitted to the City Clerk's Office. Documents may be inspected without charge, but a charge will be incurred to obtain copies.

CONE OF SILENCE

Pursuant to Palm Beach County Section 2-355 after the deadline to respond to this Bid, members of the City Commission are prohibited from communicating directly or indirectly with bidders regarding a particular request for proposal, request for qualification, bid, or any other competitive solicitation until such time as the City Commission (1) awards or approves a contract, (2) rejects all responses, or (3) otherwise takes action which ends the solicitation process. Improper communications during this "Cone of Silence" period may result in a penalty as outlined in Palm Beach County Code Section 2-357.

Any questions relative to any item or portion(s) of this solicitation should be directed to **Julianne Alibrandi, Senior Buyer at (561) 742-6322** with Office Hours: MONDAY – FRIDAY, 8:00 A.M. to 5:00 P.M. or email at alibrandij@bbfl.us.

CITY OF BOYNTON BEACH



Tim W. Howard
Assistant City Manager - Administration Services
Director of Financial Services



Section 1 – Scope of Services and Project Information

I. INTRODUCTION

The City of Boynton Beach Florida is seeking a Development Partner (private sector Proposer) to undertake the redevelopment of approximately 16 acres of City-owned property in its downtown city core as a new, walkable¹ downtown with civic and cultural facilities and private mixed-use development (Town Square Development Project).

This Request for Qualifications (RFQ) outlines the City's objectives and a two-part process for selecting the private Proposer with whom it will negotiate a public-private development contract.

The City of Boynton Beach is located within southeastern Palm Beach County and is a principal city of the Miami-Fort Lauderdale-West Palm Beach, Florida Metropolitan Statistical Area, which has an estimated population of about six million. The City's population in 2015 was an estimated 74,000 (US Census). The City encompasses 16.25 square miles and is bisected by I-95. It is bordered to the north by Lantana and to the south by Delray Beach. The City has a Mayor-Commissioner form of government.

The population of Boynton Beach grew by 20.5% between 1981 and 2015. The majority of the City's housing stock (40%) consists of single-unit detached homes. Sixty-four percent (64%) of occupied housing is owner-occupied. In 2016, the Median Sales Price was \$205,000, and the Median Rent per Month was \$2,000, according to trulia.com.

There is a lack of middle-density² housing available. Approximately 70% of the housing stock in Boynton Beach was built prior to 1990.³ The City encourages increased densities, particularly for the Town Square development site. The City Development Department has undertaken an extensive planning and re-zoning review, and will recommend to the City Commission planning and zoning code amendments to encourage development by allowing additional density.

¹ An area is "walkable" when it is designed to encourage pedestrian activities, connects business, civic and residential uses and where walking paths are accessible and separated from roadways.

² Middle density refers to apartment units in four to six-story buildings.

³ All information in this section comes from the research done for the *City of Boynton Beach 2016-2021 draft Economic Development Strategic Plan*, dated June 28, 2016; and from the *Development Atlas of The City of Boynton Beach*, dated 2013.

II. OVERVIEW & CITY OBJECTIVES

A. Overview

1. Project Description

The City of Boynton Beach is seeking a Development Partner to develop a new Town Square including mixed-use private development and an arts and cultural district. In addition the Proposer will design, build and potentially operate a new City Hall, Police HQ, Civic Building and a downtown Fire Station #1 which meets the City's specifications.

The City will make two properties available for the development of the municipal facilities and private development within the Town Square property. Other requirements of the development include: a pedestrian friendly downtown that encourages people to walk rather than ride between destinations, adaptive reuse of a historic High School building and retention of the Schoolhouse Children's Museum and Public Library.

It is anticipated that the Development Partner and the City will enter into business agreements, with the Proposer leasing the municipal facilities to the City on a long term lease between 20 and 30 years at a rent that takes into account the value of the land for mixed-use development which may be conveyed to the Development Partner by the City and/or the City's Community Redevelopment Agency (CRA) per Florida statute.

The Town Square Property is bounded by east Boynton Beach Boulevard, north Seacrest Boulevard, SE 2nd Avenue, and SE 1st Street in Boynton Beach, Florida. This site is located approximately one half mile from the Intracoastal Waterway, and I-95 and one mile from the beach. The Quantum Park site is located on High Ridge Road and Gateway Blvd adjacent to the I-95 interchange at Gateway Blvd.

2. Administration of RFQ

This RFQ will be administered in two phases; RFQ Part I and Proposal Part II. RFQ Part I is intended to identify proposers with the qualifications and experience to deliver projects of this scale. The ranking of the RFQ Part I proposers will be forwarded to the Commission with a recommendation for acceptance and approval to move the top 3 committee ranked proposers to the Proposal Part II of the process. Upon review of Part II responses, the City will select a proposer to enter into negotiations to become the City's Development Partner.

3. Submission Requirements: Project Team

RFQ Part I submissions include, but are not limited, to information about the applicant such as previous project experience, personnel background, and team structure, as well as identification of the proposed team, and financial capacity.

Proposal Part II submissions will include proposed conceptual plans, implementation schedules and financial structures/business arrangements.

4. Eligibility and Selection Criteria

- a. RFQ Part I - Proposers will be eligible if they can demonstrate comparable project experience and financial capacity. A selection committee will rank Proposers based on criteria as weighted in Section 4.,C. The evaluation criteria relate directly to the submission requirements. If three or less proposals are received, the City may move directly to Part II with the proposers.
- b. Proposal Part II – The City anticipates a short list of up to three Proposers that will be asked to respond to the Proposal Part II. The selection committee will rank the shortlisted Proposers based on the criteria as weighted in Section 4.F, which includes the Proposers conceptual development plan, implementation schedule and conceptual financial package offered to the City. The City will require oral presentations and will complete the ranking after these presentations.

IV. PROCUREMENT/ SELECTION /DELIVERY PROCESS

- A. **RFQ Part I** –Part I of the RFQ is designed to allow the City of Boynton Beach and the selection committee to assess the qualifications of potential Development Partners to develop a project of this scale and complexity. The City of Boynton Beach anticipates that it will select a shortlist of up to three Proposers. The RFQ Part I process will identify Proposer Qualifications, Financial Capabilities, and Past Project Experience. Detailed submission and selection requirements are found below. The ranking of the RFQ Part I proposers will be forwarded to the Commission with a recommendation of acceptance and approval to move the top 3 ranked proposers to the Proposal Part II of the process.
- B. **Proposal Part II** – The objective of the Proposal Part II is to select a preferred Development Partner in order to both create a new Town Square on the site, as well as to provide the required facilities for the City. The short-listed Proposers must submit an approach and concept plan, show compliance with the City’s requirements as outlined in this document, and in addition provide implementation schedules, and a financial structure package. Detailed submission and selection requirements are found below.
1. **Phase I Project Delivery-** The City will negotiate a Phase I contract with the selected Development Partner which will include the costs to prepare a 30% design and a Guaranteed Maximum Price (GMP) for the City’s costs for the new municipal infrastructure. The City will reserve the right to either accept or reject the GMP. If the City rejects the GMP, all of the work produced will be owned by the City and the City will move to the second ranked proposer to continue the process in accordance with Florida Statutes. Acceptance of the GMP and proposed business arrangements/financial package will lead to the execution of the Town Square Development Agreement (Project Agreement).
 2. **Phase II Project Delivery** – Once the parties have executed the Project Agreement, the Project will proceed in accordance with the terms and conditions of such Agreements.

C. Tentative Competitive Selection Timeline and Schedule Milestones
(Subject to Change):

Task Name	Duration	Start	Finish
RFQ Process – Part I	4 wks	Wed 10/26/16	Tue 11/22/16
Developer Review	4 wks	Wed 10/26/16	Tue 11/22/16
Question Period (Written)	2.8 wks	Wed 10/26/16	Fri 11/11/16
RFQ Responses Due	0 wks	Tue 11/22/16	Tue 11/22/16
Qualification and Shortlist Process	3 wks	Wed 11/23/16	Tue 12/13/16
Review and Score RFQ	3 wks	Wed 11/23/16	Tue 12/13/16
Part I Listing/Recommendation to Commission	0 wks	Tue 12/20/16	Tue 12/20/16
Proposal – Part II	6 wks	Wed 12/21/16	Tue 1/31/17
Short List Developers Develop Proposals	6 wks	Wed 12/21/16	Tue 1/31/17
Developer Acknowledgement	0.8 wks	Wed 12/21/16	Fri 12/16/16
Question Period	3 wks	Wed 12/21/16	Fri 1/20/17
Proposals Due	0 wks	Tue 1/31/17	Tue 1/31/17
Proposal Part II Review & Ranking Process	6 wks	Wed 2/01/17	Tue 3/14/17
Review and Score Proposals	4 wks	Wed 2/01/17	Tue 2/28/17
Interviews	1 wk	Wed 3/01/17	Tue 3/07/17
Team Ranking	1 wk	Wed 3/08/17	Tue 3/14/17
Ranking to Commission for Authorization to Negotiate		Tue 3/21/17	Tue 3/21/17



Section 3 – Proposal Submission Requirements

3.1 SUBMISSION OF PROPOSALS

- A. **General Requirements.** The purpose of the Technical Proposal is to demonstrate the qualifications, competence, and capacity of the Firms seeking to undertake the requirements of this Request for Qualifications. As such, the substance of the Proposal will carry more weight than their length, form or manner of presentation. The Technical Proposal should demonstrate the qualification of the Firm and the particular staff to be assigned to his engagement. It should also specify an approach that will meet or exceed the Request for Qualifications requirements.

The selected Firm shall provide sufficient organization, personnel, and management to carry out the requirements of this RFQ in an expeditious and economical manner, consistent with the needs of the City. Additionally the selected Firm will be required to demonstrate recent experience with the successful completion of services similar to those specified within this RFQ.

- B. **Certification and Licenses.** Proposers must include with their Proposals, copy(ies) of all applicable certificates and licensing or business permits related to the Work specified herein.
- C. **Qualifications package RFQ Part I** – Proposers shall include the following information in their written response document. The number of pages for each section is limited and all pages submitted in addition to the maximum allowed will not be reviewed by the selection team.
1. **Title Page** - Title pages showing the Request for Proposal's subject, the firm's name, the name, address and telephone number of the contact person, and the date of the Proposal. (Maximum Pages: Two (2) pages.)
 2. **Applicant**—Company or ownership group that will be financially and legally responsible for delivery of the project. (Maximum Pages: Twenty (20) pages.)
 - a. Proof of corporate, LLC or partnership legal status.
 - b. Identify team structure including Master Development entity and other secondary developers as appropriate.
 - c. Experience developing projects of similar scale—identify projects, scale and role within last 10 years. Project experience can be projects completed by the proposed team or by individual organizations that are part of the team.

- d. Experience with Public-Private Partnership-type development. Identify projects, scale and role. Development experience can be projects completed by the proposed team or by individual organizations that are part of the team.
 - e. Experience with Design/Build-type development. Identify projects, scale and role. Project experience can be projects completed by the proposed team or by individual organizations that are part of the team.
 - f. Record of performance on commitments of similar type projects.
 - g. Each reference project should at a minimum list: Name of Client/Customer with contact information that should include: Name and title of Contact; Contact's phone number and email address, Project Title. It is also recommended that a short description of the project is included to provide context to the reference. Contact persons must be informed that they are being used as reference and that the City of their designee will be contacting them for information. Selection Committee Members or designee will attempt to reach each reference up to three (3) times. If there is no answer or call-back after the third attempt, the lack of reference may reduce the total points for this section.
 - h. If the Proposer is a joint venture or consortium, the qualifications of each firm comprising the joint venture or consortium should be separately identified and the Firm that is to serve as the principal development firm should be noted, if applicable.
3. **Proposed Team** – Demonstrate the experience and skill to successfully develop the site. Provide an overview of the qualifications of a specific project team to be provided by the Proposer to perform the requested services. Identify the major consultants/team members beyond the ownership entity, the principal and key management staff who would be assigned to the project. (Maximum Pages: Twenty (20) pages of which each resume is allowed one page.)
- a. An organization chart that clearly defines the lines of authority
 - b. The names and roles of key management professionals to be assigned to this project, including familiarity with project of a similar nature
 - c. Resumes of and academic training and employment in the applicable fields for key management
 - d. Experience of Designers, including: architect, landscape architect and urban planner on projects of similar scale and complexity. Include resumes and experience of Principal(s)-in-charge, lead designer(s) and Project Manager. Include at least two (2) Public-Private Partnership-type projects, showing scale and quality of development
 - e. Experience of Contractor
 - i. Experience of at least two projects in excess of 150,000 GSF of mixed use projects with at least three buildings within the site. It is preferable that the master

development contractor has experience with government infrastructure.

- ii. Notarized statement showing the Contractor's maximum bonding capacity; and that the Contractor has an available bonding capacity for a minimum of \$60 million specifically for this project. Statement should also identify the Contractor has the ability to increase their bonding capacity, if necessary, and to what amount. NOTE: Notarized statement must be from an admitted surety insurer authorized to issue bonds in the State of Florida, not an agent or broker.

- f. Experience of working together as a team. The City prefers a core team that has worked together on at least one project (see evaluation criteria).

4. **Applicant Financial Capacity** - (Maximum Pages: Five (5) pages which does not include the financial statement which should be submitted as an attachment that can be removed from the public document.)

- a. Financial statement (specific company financial information shall be kept confidential based on the trade secret exemption in Florida Statutes)
- b. Capacity to fund \$2,500,000 in predevelopment costs from own resources, and experience with at least two project raising \$50,000,000 in equity and debt structure.
- c. Financial structure and experience for previous projects of similar scale and complexity by ownership group.
- d. Investors/Lenders— what is the level of commitment of investors/lenders? Background information on financial partners/investors. Experience working with other team members or similar type public-private partnership teams.

5. **Required Executed Forms in Appendix C** – The following items are included with this RFQ in Appendix C. They all require completion and submission with any Qualification Submittal responding to this RFQ in order to constitute a valid submittal. Proposer Acknowledgement

- a. Proposer Acknowledgement
- b. Proposer's Qualification Statement
- c. Addenda Acknowledgement (if applicable)
- d. Anti-Kickback Affidavit - Each Proposer shall complete the Anti-Kickback Affidavit Form and shall submit this form with their Proposal. The City considers the failure of the Consultant to submit this document to be a major irregularity, and may be cause for rejection of the Proposal.
- e. Non-collusion Affidavit of Proposer - Each Proposer shall complete the Non-Collusion Affidavit Form and shall submit the form with their Proposal. The City considers the failure of the

Consultant to submit this document to be a major irregularity, and may be cause for rejection of the Proposal.

- f. Confirmation of Minority Owned Business (If included on the proposed team)
- g. Confirmation of Drug Free Workplace
- h. Schedule of Sub-Consultant
- i. Palm Beach County Inspector General Acknowledgement
- j. Statement of Non-Submittal (if applicable)
- k. Submit current Florida Professional License, including evidence of possession of required licenses or business permits
- l. Submit proof of Professional Liability Insurance at the levels identified on the Insurance Advisory Form herein as an attachment.

D. Qualifications package Proposal Part II (Only if requested as a result of RFQ Part I)

- Proposers shall include the following information in their written response document. The number of pages for each section is limited and all pages submitted in addition to the maximum allowed will not be reviewed by the selection team.

1. **Title Page** - Title pages that summarizes the Proposers conceptual Town Square development and the conceptual financial package and costs to the City for the required public facilities. (Maximum Pages: Two (2) pages.)
2. **Conceptual Development Plans** – The proposer will be required to submit a plan package that demonstrates the proposed layout and programming that compliance with the design criteria found in this RFQ. These plans, at a minimum, include the following information:
 - a. The conceptual geometric layout of the Town Square site, the site proposed for the Police Headquarters Building, the site proposed for Fire Station #1 and, if applicable, the private development on the High Ridge Rd. site.
 - b. The plans should demonstrate the ability to provide required parking, stormwater controls, traffic movements, pedestrian and alternative transportation access, and general access patterns to all portions of the mixed use development.
 - c. Clearly show locations and sizing of public open space, green space/event areas and place making elements. It should also demonstrate compliance with the preferred preserved tree canopy.
 - d. Demonstrate the adaptive reuse of the old high school building and the preservation of the Children’s Schoolhouse Museum.
 - e. Provide conceptual programming for the proposed public buildings.
 - f. Provide proposed uses and density for the mixed use private projects associated with the master development.
 - g. Provide adequate conceptual cross-sectional and elevation plans to show the overall architectural styles and open space design styles.
 - h. Demonstrate compliance with the cultural district land use descriptions.

3. **Conceptual Financial Plan** – The proposer should demonstrate a conceptual financial structure based on the conceptual plans provided in the proposal. At a minimum, the response should include the following:
 - a. Financial Structure Analysis
 - b. Approach to acquiring the City assets
 - c. Best and worst case of revenue development
 - d. Performa lease structure for City assets based on a conceptual budget for each of the municipal buildings (City Hall, PD, FD, and High School) including the parking and open space.
 - e. A request for Tax Increment Funding from the Boynton Beach Community Redevelopment Agency (if any) – Number of years and percentage of project value being proposed.

- E. **Deposit/Fee.** The highest ranked proposer will provide a check for \$100,000 within twenty (20) business days of the City Commissions approval of the final rankings to be held by the City of Boynton Beach in a non-interest bearing account and used by the City to fund the City's costs to develop the contract and finalize the Phase I work. If the proposer and the City do not complete contract negotiations, the funds will be returned within 30 days. If the Phase I contract is approved, the funds will be retained by the City and will be part of the Phase I budget.

- F. **Inquiries/Questions** – Any inquiries or questions during the RFQ Part I & Proposal Part II processes should be submitted in writing to Julianne Alibrandi, alibrandij@bbfl.us. Responses will be issued as Addendums as needed.

- G. **Legal Action** – Each proposer, by submission of an RFQ response, acknowledges that in the event of any legal action challenging the award of a RFQ; damages, if any, shall be limited to the actual cost of the preparation of the RFQ or \$10,000 whichever is less.



Section 4 – Evaluation of Proposals

A. Eligibility

1. Proposers will be eligible to respond to this Request for Qualifications if the proposing firms demonstrate that they or the principals assigned to this project, have successfully completed services similar to those specified in the Scope of Services of this RFQ.
2. Proposers must include as a part of the RFQ submittal, documentation, client references, and qualifications to support their ability and experience to perform the services contained in the RFQ.

B. Evaluation Process

1. Responses to RFQ Part I shall be evaluated by the Selection Committee based on all information submitted. A short list of the three (3) most qualified, top ranking qualifiers will be generated according to the Qualifications evaluation criteria listed within this document. Those applicants will respond to the Proposal Part II.
2. In the event fewer than three (3) firms express interest in a project or fewer than three (3) are deemed qualified by the Selection Committee, then Procurement Services Division shall make a determination as to whether to proceed with the lesser number of firms. If the decision is to re-advertise, and after a subsequent advertisement, resulting in three (3) firms that still cannot be qualified, then the City shall proceed hereunder with the qualified firms.
3. The Selection Committee shall consist of: Lori LaVerriere, City Manager; Michael Simon, Interim CRA Executive Director; Andrew Mack, Director of Development; Jeff Livergood, Director of Public Works; Linda Cross, Chair of CRA Advisory Board; and Ryan Wheeler, Planning and Development Board Member.
4. The submissions will be reviewed to determine whether they are substantially completed. The substantial completeness review will assess whether the required information and forms have been substantially provided in the Qualifications Package submission. An Applicant's failure to provide a substantially complete RFQ Part I Package submission will result in the RFQ Part I submission not being evaluated.
5. The evaluation team established by the City of Boynton Beach will evaluate the submissions of those applicants who have passed the substantial completeness review. Submissions will be evaluated and ranked in accordance with the

Evaluation Criteria Categories set out below. A score will be assigned to each point of information requested. The evaluation team will evaluate each Qualification Package submission on the extent to which it meets or exceeds the Evaluation Criteria and meets or exceeds any other requirements of this RFQ Part I.

6. The City may request clarification of submitted information from any proposer. The confidentiality of proprietary information from competing Proposers shall be maintained to the extent permitted by law. All submittals will be reviewed and scored by the selection committee members. The RFQ Part I submittals will be ranked and sent to the Commission for acceptance and recommendation for the Commission to move the top 3 ranked submittals to Proposal Part II of the process.
7. As part of the review and scoring of the Proposal Part II process, the shortlisted firms will be asked to make an oral presentation of their qualifications and methodology to the selection committee.
8. As a result of Proposal Part II the selection committee will rank the proposals and submit to the City Commission for acceptance of rankings and authorization to negotiate a Master Development Contract for Phase I of the project with the top ranked proposer.
9. For the Phase I contract, the City will conduct negotiations with the highest-ranked firm to include financial/business arrangement proposal consideration. Should the City fail to negotiate a satisfactory contract as determined to be fair and competitive with the highest-ranked firm, negotiations will formally be terminated. The City may then undertake negotiations with the second-ranked firm. Should negotiations fail also with the second-ranked firm, then the third-ranked proposer may be notified for negotiations.

Should the City be unable to negotiate a satisfactory contract with any of the selected firms, the City may select additional firms in the order of their competence and qualifications, and continue negotiations in accordance with Florida Statutes §287.055.

C. Part I Evaluation Criteria – the weightings for the Evaluation Criteria categories in this RFQ Part I are set out below.

1. Applicant (Proposer(s)) (40 points)
 - a. Development Experience—at least two projects in excess of 350,000 GSF (15 points)
 - b. P3 Experience –at least one project (5 points)
 - c. Design/Build Experience (5 points)
 - d. Project Workload-- (5 points)
 - e. Organization/Key Personnel (10 points)

2. Project Team Structure (30 points)
 - a. Design Team (15 points)
 - i. Architect Experience (6 points)
 - ii. Site Engineer Experience (5 points)
 - iii. Landscape Architect/Urban Designer Experience (4 points)
 - b. General Contractor (10 points)
 - i. Experience—at least two projects in excess of 350,000 GSF
 - ii. Capacity—bonding capacity in excess of \$100,000,000
 - c. Experience working together—core team on at least one project (5 points)
 3. Financial (30 points)
 - a. Commitment
 - b. Proposer Financial capacity—To fund \$2,500,000 in predevelopment costs from own resources; experience with at least two projects raising \$25,000,000 in equity
 - c. Past Experience – past experience putting together similar financial packages. Show at least one (1) sample pro forma including sources and uses, for a public-private partnership-type project. Explain the government agency's yearly commitment.
- D. **Recommend short list of qualified proposers**-The selection committee will forward the ranked list of proposers to the Commission for acceptance and recommend the Commission approve the top three ranked proposers with strongest experience that the selection committee believes have the capability to develop the property be asked to respond to the Proposal Part II.
- E. **Proposal Part II Evaluation Criteria** – the weightings for the Evaluation Criteria categories in this Proposal Part II are set out below.
1. Concept Development Plan (45 points)
 2. Concept Financial Structure (40 points)
 3. Conceptual Construction Schedule (5 points)
 4. Recruitment of Local Businesses for the Project (5 points)
 5. Public Relations Plan (5 points)
- F. **Interviews/Presentations**—City reserves the right to ask questions of Proposers and will require formal presentations scheduled for the Proposal Part II process. Each Proposer will be given forty-five (45) minutes to present their proposal and a fifteen (15) minute question and answer period will follow. The information from the presentations will be considered part of the proposal.

G. Final Selection (Ranking) –

1. As a result of Proposal Part II the selection committee will rank the proposals and submit to the City Commission for acceptance of rankings and authorization to negotiate a Master Development Contract for Phase I of the project with the top ranked proposer. The City reserves the right to modify the contract language prior to execution.
2. The Phase I contract will include all necessary work to finalize the City infrastructure space programming, a 30% design of the master development plan for proposed sites, all required design and legal documents for the sale of public property to facilitate the private mixed-use development, 30% building plans for all proposed City buildings and all other work necessary to fully develop a Guaranteed Maximum Price (GMP) for the City facilities and the annual cost to the City for those facilities.
3. The Phase I contract will include language that will allow the City to reject the final Guaranteed Maximum Price (GMP) for the City facilities and maintain ownership of all of the work to that date upon payment of the Phase I fee. The City reserves the right to negotiate a Phase II contract with the second ranked proposer or use any other procurement method to complete the project.