

## **Public Notice**

### **North Bay Village, Florida**

### **Request for Information**

### **Construction of Public-Private Partnership (Government Complex, including Miami-Dade County Fire Station No.27, and Other Private Improvements and Services)**

### **RFI No. 2021-004**

NOTICE IS HEREBY GIVEN that North Bay Village, Florida, a municipal corporation of the State of Florida ("Village"), is issuing the following Request for Information (RFI) inviting interested parties to submit a statement of interest in a public-private partnership (PPP), in accordance with Section 255.065 Florida Statutes, Section 36-25 of the Village's Code of Ordinances. Through the RFI process, the Village seeks to engage a qualified Entity or multiple Entities (the "Entity" or "Entities") with exceptional experience and capability to share their concepts for transforming a vacant, village-owned Site (the Site of the former Sakura restaurant, or "Sakura") into a governmental complex with one or more private uses, through the purchase or long-term lease of the Site by a private developer.

The ideal project would consist of a Miami-Dade County ("County") Fire/Rescue facility, with a Village municipal complex, and residential and/or other uses above. The County is contributing up to \$4.67 million to the project, in order to defray the full cost of design and construction of its portion of the project; in addition, the County would enter into a long-term lease for its portion of the facility. The Village, as the current owner of the Site, seeks favorable deal terms in order to achieve its goal of having a new municipal complex on the Site; it will consider offers to sell the Site or to lease it long-term.

The resulting construction of a Fire/Rescue facility within Village boundaries would create favorable response times, and allow for municipal functions to take place in a high-quality setting. This RFI process may result in the selection of one or more Entities to provide detailed proposals for the new Village Hall Complex.

All inquiries concerning this RFI must be addressed to the following person:

**Angela Atkinson, CFO**  
**North Bay Village**  
**1666 Kennedy Causeway 3<sup>rd</sup> Floor**  
**North Bay Village, Florida 33141**  
[aatkinson@nbvillage.com](mailto:aatkinson@nbvillage.com)  
cc: [adiaz@nbvillage.com](mailto:adiaz@nbvillage.com)  
**305-756-7171**

## **SECTION 1. SUBMISSION REQUIREMENTS**

Submittals should include as many of the following elements as possible, applicable, and available:

### ***A. Transmittal letter***

- a. Letter that identifies the lead Entity, contact person, and contact information for the team or other partners.

### ***B. Project Understanding and Approach to the Project***

- a. Statement describing an overall concept of the Complex that integrates design, program, and operations. Please explain what you propose to build.
- b. Describe any foreseen challenges or hindrances to achieving the Village's goal and development objectives from a market standpoint.

### ***C. Project Leadership and Team***

- a. Identification of lead Entity, partners, and team firms or organizations, including description and location for each firm/ organization, and any MBE/WBE designations.

### ***D. Financial Approach***

- a. A general discussion of an approach to financing including any innovative revenue strategies that reflect the collaborative nature of the space and/or scenarios that might require additional public investment. Let us know of any financial considerations of which you would like the Village to be aware.

### ***E. Additional Comments***

- a. Please provide any evaluative comments on the project description and requirements outlined in this document. Include any suggestions or advice regarding design and zoning considerations, and implementation including the appropriateness of a phased approach, management, technology, etc. of this contemplated project. Detail what additional information or clarifications would be needed or helpful to prepare a comprehensive proposal in the future.

## **SECTION 2. GENERAL TERMS & CONDITIONS FOR THE RFI**

### ***A. Confidentiality***

All materials submitted to the Village in response to the RFI will become the property of the Village and may be used by the Village in any aspect of the project. All submissions are subject to Florida's Public Records Act. If any part of your submission is proprietary and/or confidential, please note that on each relevant page.

### ***B. Incurred Costs***

North Bay Village will not be liable in any way for any costs incurred by Respondents in replying to this RFI, including, but not limited, to costs associated with preparing the response, participating in any Site visits, demonstrations, conferences, or oral presentations.

### ***C. Evaluation of Responses***

The Village reserves the right to request clarification or additional information from any Respondent at any time during the evaluation of responses to this RFI, including requesting and oral presentation from one or more Respondents. Participation in this RFI process is optional and is not required to respond to any subsequent procurement.

#### ***D. Information Resources***

Respondents are solely responsible for acquiring the necessary information or materials. Additional information for preparing a response to this RFI can be located on the Village website at <https://northbayvillage-fl.gov/bids-rfps/>. Additional information regarding the NBV100 visioning process and master plan can be found at <https://northbayvillage-fl.gov/nbv-100/>.

#### ***E. Responses***

Responses shall consist of one (1) electronic copy in a searchable PDF format provided on a flash drive. Sections should be separated by labeled tabs and organized in accordance with subject matter sequence as set forth below. Each page of the RFI response must be numbered in a manner to be uniquely identified. RFI responses must be clear, concise, and well organized.

The entire response package shall be enclosed in a sealed envelope or container and shall have the following information clearly printed or written on the exterior of the envelope or container: Village Hall Complex Redevelopment RFI No. 2021-01 and the name of the Respondent (person or entity responding to this Notice). Sealed responses must be received by the Office of the Village Clerk, either by mail or hand delivery, no later than **2:00 PM on Friday, April 16, 2021**, at 1666 Kennedy Causeway, North Bay Village, Florida 33141.

Delivery must be during the Office of the Clerk's normal working hours, and any response received after the above stated deadline will be returned, unopened, and will not be considered.

#### ***F. Acceptance/Rejection/Withdrawals of RFI submittals***

By submitting a response to this RFI, you are acknowledging that if your submission is accepted by the Village, your response and related submittals may become part of a contract awarded pursuant to this RFI. The Village reserves the right to amend or modify the RFI at any time during the procurement process, prior to the date and time which responses are due. All amendments and modifications will be posted on the DemandStar website in the form of an Addendum. **It is the responsibility of the bidder to check the website, <https://northbayvillage-fl.gov/bids-rfps/>.**

The Village reserves the right, at its sole discretion, to reject any or all submittals or parts of any and all submittals; re-advertise this RFI; postpone or cancel, at any time, this RFI process; or waive any irregularities in this RFI or in the submittals received as a result of this RFI. The Village reserves the right, in its sole discretion, to determine the appropriate next steps, and may also issue a new RFI with project modifications based on information learned from the initial round or other changing circumstances or may terminate or suspend the solicitation process at any time.

### **SECTION 3. BACKGROUND**

North Bay Village is located in the middle of Biscayne Bay between the cities of Miami and Miami Beach. The Village is composed of three man-made islands: Harbor Island, North Bay Island, and Treasure Island. North Bay Village is zoned almost equally for single-family dwellings and multi-family dwellings. There is a small commercial area lining the Kennedy Causeway on Treasure Island, which as a part of the NBV100 Master Plan was recently changed to a form-based code, with a T6 transect zone designation. The Causeway is a six-lane highway originating in Miami which separates Harbor Island and North Bay Island and continues east through Treasure Island before ending in Miami Beach. The form-based code for the Kennedy Causeway includes new standards for off-street parking, consideration of bonus density and the provision of workforce housing as part of mixed-use development projects. This RFI, apart from seeking to generate development interest in the Sakura Site, also seeks to understand what potential zoning-related and other changes and requests might make redevelopment of the Site more viable.



In 2019, a conceptual design analysis for a new municipal complex was prepared for the Village by the firm Wolfberg, Alvarez & Partners, which included the following building program summary.

***Building Program Summary***

| Department / Area Designation           | No. of Personnel | Area (SF)        |
|---|------------------|------------------|
| Commission Chambers                     | 0                | 2,782            |
| Commission Offices                      | 6                | 1,405            |
| Village Administrative Offices          | 20               | 7,067            |
| Optional Police Headquarters & Dispatch | 34               | 7,803            |
| Fire Rescue Station No. 27              | 14               | 10,888           |
| Building Department and Front Counter   | 11               | 2,091            |
| Village Hall Common Areas               | 1                | 4,973            |
| Building Support                        | 0                | 8,013            |
| <b>Subtotal</b>                         | <b>86</b>        | <b>45,022 SF</b> |
| Building Gross Factor                   | 1.17             | <b>62,631 SF</b> |
| Parking Garage                          | 108 spaces       | <b>69,334 SF</b> |

The development of the Village Hall Complex will be a catalytic project and build upon the 2020 NBV100 Master Plan and the community's vision for the future, which includes the principles of Resilience, Livability and Economic Vitality.

## RESILIENCE

- ❖ Establishes NBV as a model for resiliency in the 21st Century
- ❖ Creates an action plan for Sea Level Rise and storm surge

## QUALITY OF LIFE/LIVABILITY

- ❖ Provides safer walking and bicycling opportunities
- ❖ Adds beautiful landscaping, parks, and public art
- ❖ Improves public access to the water
- ❖ Prepares the evolution of Kennedy Causeway
- ❖ Optimizes parking

## ECONOMIC VITALITY

- ❖ Incentivizes private and public investment
- ❖ Improves community services and amenities
- ❖ Adds neighborhood-focused retail
- ❖ Enables incremental growth

Additional information on these initiatives can be found at the links provided in Section 2.D. – Information Resources.

### ***Village Hall Complex Concept Presented by DPZ CoDESIGN during the NBV100 Master Plan Visioning***

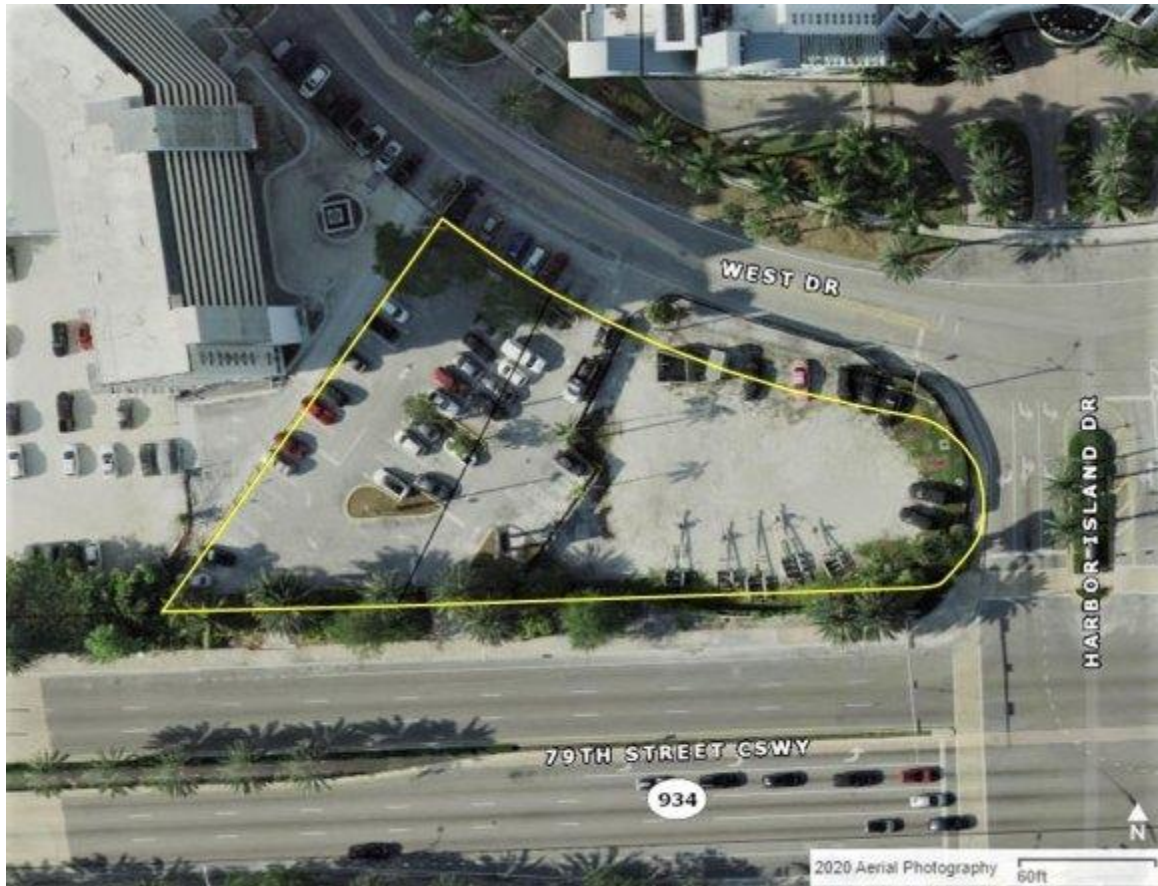


The building concept depicted above is for illustrative purposes only. As reflected by the Zoning information included below, the facility may ultimately be both taller and larger than image depicts.



### ***Site Location***

Currently consisting of two parcels located at 1335 79<sup>th</sup> Street (Kennedy) Causeway, North Bay Village, Florida 33141, identified as Folio Numbers 23-3209-001-0060 and 23-3209-001-0061.



### ***Current Land Use and Zoning Information***

The land use of the property is Commercial in the North Bay Village Comprehensive Plan Future Land Use Map 2026, with a CG - General Commercial zoning designation. The Site is approximately  $\frac{3}{4}$  of an acre. Based on the maximum FAR of 3.0, the Site would allow for a maximum building of just under 99,000 SF. The building use and configuration within the CG Zoning district are provided below.

|                            |                         |
|----------------------------|-------------------------|
| Land Use                   | Commercial              |
| Zoning                     | CG – General Commercial |
| Site Square Footage        | 32,938                  |
| Acreage                    | 0.76                    |
| Max FAR (excludes parking) | 3.0                     |
| Max Building SF            | 98,814                  |

### ***CG General Commercial District***

**Purpose and intent.** The purpose of this district is to encourage the development of general office, retail, service commercial, tourist accommodations, and commercial-residential mixed-use.

The CG Zoning district has a maximum height of 150 feet. However, the Code allows for up to 90 feet of additional height if the developer provides additional amenities for the benefit of the community.

### ***Minimum Setbacks***

| Location  | Distance (Feet)                              |
|---|--|
| Kennedy Causeway (north side)   | 4  |
| Kennedy Causeway (south side)   | 60   |
| Other street frontages  | 25   |
| Rear  | 25   |
| Side (each)   | 15, plus five feet for each story over three |
| Second side   | 20% of lot width                             |
| Adjacent to single-family district  | 100  |
| Total side setback area free structure at the ground level shall be at least 60 feet. |  |

**Maximum Building Height:** 150 feet or 15 stories, whichever is less, a maximum of four stories may be utilized for a parking structure.

**Minimum Pervious Area:** 20 percent of the total parcel. The lot area at grade level shall be retained as pervious area and shall be landscaped.

### ***Parking Requirements***

Every use or structure is required to provide off-street parking facilities and the number of parking spaces, at the correct dimensions and design and with the parking landscaping necessary pursuant to the provisions of Section 9.3 of the Unified Land Development Code, which currently apply. Proposed off-street parking facilities are subject to Site plan review and approval in conjunction with the overall development plan approval process. Multi-family residential uses require one and one-half (1-1/2) space for each efficiency unit, two (2) parking spaces for one and two-bedroom units, and three (3) parking spaces for three-bedroom units or larger, as well as two-bedroom units which contain an enclosed den or other space convertible to a bedroom. Guest parking must be provided as an additional ten percent (10%) of the total number of required spaces. Parking for government offices and facilities is required at a ratio of one (1) space for every 300 square feet of gross floor area, plus one space for every four seats in any public assembly area. Retail and personal service establishments require one (1) space for each 200 square feet of gross floor area.

### ***Additional Considerations***

The Village Commission recently adopted a series of ordinances updating and enhancing portions of the Unified Land Development Code to include the following, which would apply to a new mixed-use development project on this Site:

- Provisions for a point-based green building development program (GBDP). Mixed-use projects are required to achieve 20 points by incorporating features and strategies from a long menu of potential green building development options (Chapter 8, new Division 5, Section 8.21).
- Excerpts from the recently-adopted ordinances amending Chapters 8 and 9 of the ULDC are included below.

### **Chapter 8 – Zoning**

#### ***DIVISION 5, GREEN BUILDING PROGRAM***

#### ***Section 8.21 - Green building development options and points.***

The table within this subsection lists green building design options, the points available for incorporating each design option, and a brief description of the design option standards.

| <b>Green Design Option</b>                       | <b>Points</b> | <b>Description</b>  |
|--|---------------|---|
| Photovoltaic system                              | 4             | Generate at least 30% of energy demand based on daytime peak load and on an annual basis.   |
| Photovoltaic system                              | 6             | Generate at least 60% of energy demand based on daytime peak load and on an annual basis.   |
| Photovoltaic system with back-up battery storage | 8             | Generate at least 30% of energy demand based on daytime peak load and on an annual basis and provide at least 24 hours of energy use in battery storage.  |
| Photovoltaic system with back-up battery storage | 10            | Generate at least 60% of energy demand based on daytime peak load and on an annual basis and provide at least 24 hours of energy use in battery storage.  |
| Solar Water Heater                               | 2             | Solar water heating with at least an 80-gallon storage tank.  |
| Electric Vehicle Charging Station(s)             | 2+            | Single-family residential: <ul style="list-style-type: none"><li>• 2 points for installing the electric lines and circuit breakers necessary to accommodate station installation (installed according to § 8.23.E).</li><li>• 2 points for each charging station installed in a single-family residence, not to exceed a maximum of 4 points.</li></ul> All other project types: 2 points for each station installed above the baseline number required pursuant to § 8.23.A and B. |
| Permeable surface for parking and drives         | 4             | At least 50% of total surface of driveway and parking needs are permeable surfaces.   |
| Permeable surface for parking and drives         | 2             | At least 25% of total surface of driveway and parking needs are permeable surfaces.   |
| Green roof                                       | 6             | At least 50% or more of roof surface area is green roof.  |
| Green roof                                       | 4             | At least 25% or more of roof surface area is green roof.  |
| Green wall                                       | 4             | Green wall must cover at least forty (40) percent of the surface of the external wall.  |



|   |    |  |
|---|----|--|
| White roof (also known as cool roof)  | 4  | <p>The entire roof surface must be covered in white/reflective covering and provide an initial and 3-year aged Solar Reflectance Index (SRI) as follows:</p> <ul style="list-style-type: none"> <li>• Low-sloped roofs with a slope less than or equal to 2:12: initial SRI of 82 and 3-year aged SRI of 64</li> <li>• Steep-sloped roofs with a slope greater than 2:12: initial SRI of 39 and 3-year aged SRI of 32</li> </ul> |
| Cool pavement   | 4  | Provide a surface with an initial solar reflectance 20%, higher than the 5-10% reflectance of a dark asphalt parking lot.  |
| Enhanced hurricane resistant structure  | 4  | Meet a wind load 20 mph greater than Florida Building Code requirements.   |
| LID/green infrastructure (e.g., use of bioswales, rain gardens, cisterns, filtration media, etc.) | 2  | Demonstrate efficacy of the system and provide maintenance plan.   |
| SITES Certification for landscaping   | 2  | Provide Certification.   |
| 100% native plants in landscaping   | 2  | Meet all landscaping requirements with 100% native vegetation.   |
| Energy star rating for all appliances/equipment   | 4  | all appliances/equipment associated with the building are Energy Star rated.   |
| Other - Innovative Design feature   | 2+ | Provide other design features that conserve energy, promote sustainable landscapes, support public health or increase sustainability, to be awarded at the discretion of the Village manager and reviewed on a case-by-case basis.   |
| Diversion of waste from landfill  | 2  | For projects involving demolition, provide documentation that at least 30% of all demolition materials will be reclaimed, recycled or otherwise diverted from the landfill.  |
| Use of reclaimed/recycled materials   | 2  | Demonstrate that at least 20% of buildings materials are reclaimed/recycled content.   |
| LEED Base Certification   | 14 | Obtain USGBC Base Certification.   |
| LEED Silver Certification   | 16 | Obtain USGBC Silver Certification.   |
| LEED Gold Certification   | 18 | Obtain USGBC Gold Certification.   |
| LEED Platinum Certification   | 20 | Obtain USGBC Platinum Certification.   |
| FGBC Bronze Certification   | 12 | Obtain FGBC Bronze Certification.  |
| FGBC Silver Certification   | 14 | Obtain FGBC Silver Certification.  |
| FGBC Gold Certification   | 16 | Obtain FGBC Gold Certification.  |
| FGBC Platinum Certification   | 18 | Obtain FGBC Platinum Certification.  |
| NGBS Bronze Certification   | 10 | Obtain NGBS Bronze Certification.  |
| NGBS Silver Certification   | 12 | Obtain NGBS Silver Certification.  |
| NGBS Gold Certification   | 14 | Obtain NGBS Gold Certification.  |
| NGBS Emerald Certification  | 16 | Obtain NGBS Emerald Certification.   |

*Subsection 8.23.A. – Electric vehicle charging stations:* All new Multi-family residential and Mixed-use projects shall install a minimum number of electric vehicle-charging station(s) with the project at the rate of five (5) percent of the total number of required parking spaces. If five (5) percent calculates to a fractional number, that fractional number must be rounded up to the next higher whole number.

*Subsections 8.24.A and B. – Bicycle parking / storage:* Nonresidential development shall provide a minimum of six (6) secure bicycle parking / storage spaces for each 50,000 square feet of floor area or part thereof. Townhouse and Multi-family development shall provide secure bicycle parking / storage spaces at a ratio of one (1) space for each five (5) residential units or fraction thereof for those units that do have an accompanying individual dedicated enclosed garage.

## **Chapter 9 – General Site Design Standards**

*Subsection 9.3.I. Structured Parking Facilities:* All new structured parking facilities shall be constructed to be adaptable for re-use in the future for residential, non-residential or mixed-use development. Construction shall consider factors such as:

1. Flat floor plates;
2. Adequate floor heights;
3. Column placement;
4. Additional load potentials, and
5. Provisions for utilities, stairwells or other life safety needs.

## **SECTION 4. RFI Tentative Schedule**

| <b>Date</b>     | <b>Item</b>   |
|-----------------|---|
| March 2021      | NBV to put out to development, design and legal communities a Request for Information (RFI) to solicit input on proposed project. |
| April 2021      | NBV to assess results of RFI process.   |
| May - July 2021 | NBV to consider and perhaps adopt any zoning changes to Site, pursuant to RFI results.  |
| August 2021     | NBV to put out RFP for design/development of Site.  |
| September 2021  | NBV to hold RFP evaluation committee meeting.   |
| October 2021    | NBV Commission to select project developer.   |
| February 2022   | NBV to hold voter referendum to either sell or lease long-term the Site.  |
| Spring 2023     | Construction to commence.   |
| Summer 2025     | Construction to conclude.   |