

POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY

Meeting Date: October 17, 2017

Agenda Item 4

REQUESTED CRA BOARD ACTION:

Resolution(s) Consideration Approval Other

SHORT TITLE OR MOTION: APPROVE RANKING ORDER FOR RFP P-40-17 BROKERAGE SERVICES FOR CITY AND CRA ASSETS TO AUTHORIZE STAFF TO NEGOTIATE A CONTRACT WITH THE HIGHEST-RANKED FIRM, CUSHMAN AND WAKEFIELD US, INC.

Summary of Purpose and Why:

RFP P-40-17 was issued to establish a contract to provide brokerage services for City and CRA assets. CRA Board approval of the ranking order presented by the Selection/Evaluation Committee is requested, and authorization is requested for appropriate CRA staff to negotiate a contract with the highest-ranked firm, Cushman and Wakefield US, Inc. Further authorization is requested to continue negotiations with the succeeding ranked firm should an impasse occur in the negotiations with the recommended firm. This item is a companion to the one being presented to the City Commission on October 10, 2017.

QUESTIONS TO BE ANSWERED BY ORIGINATING DEPARTMENT:

- (1) Origin of request for this action: Staff
- (2) Primary staff contact: Kim Briesemeister Ext. 7823
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: N/A

DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	AUTHORIZED SIGNATURE OR ATTACHED MEMO NUMBER
_____	_____	_____	_____
_____	_____	_____	_____

- CRA Executive Director
- CRA Attorney
- Finance Director


Claudia M. McKenna
A. Dean-Pierson

ACTION PREVIOUSLY TAKEN BY CRA BOARD:

Resolution Results:	Consideration Results:	Other Results:
_____	_____	_____
_____	_____	_____
_____	_____	_____



P. O. Drawer 1300
Pompano Beach, FL 33060

Phone: (954) 786-5535
Fax: (954) 786-7836

MEMORANDUM

Date: October 17, 2017

To: Pompano Beach CRA Board

From: Kim Briesemeister, Co-Executive Director

Subject: Approval of ranking order for RFP P-40-17 Brokerage Services

Over the past 20 years, the Northwest CRA has assembled over 25 acres of land with parcels ranging from approximately .2 to 7.7 acres in size. The majority of the parcels are in the Downtown in an area called the Innovation District, generally located along the busy I-95 corridor and the Atlantic Blvd exit. Due to recent strategic parcel acquisitions, the site is now ready to go to market for private development.

The purpose of the Request for Proposal (RFP) P-40-17 is to select a qualified real estate brokerage firm (Broker) to provide professional services related to real property assets owned by the City of Pompano Beach ("City") and the Pompano Beach Community Redevelopment Agency ("CRA"). The Innovation District assemblage is the focus of this RFP. The selected firm will be responsible for the marketing and sale of those parcels and must reach far beyond the south Florida market for potential buyers.

The Broker will be responsible for assisting the City and CRA with brokerage services, which may include: (i) providing advice regarding property valuation; (ii) portfolio organization and analysis; (iii) strategic planning for property leasing and/or disposal; (iv) listing services for sale of City surplus property and CRA property; and (v) overseeing escrow for such sales. The deliverables may include valuation, marketing and strategic planning reports, review of bid documents and other tasks as specified in each task order that may be issued during the term of the agreement.

The City and CRA are looking for a firm with experience in the greater Fort Lauderdale and Pompano Beach market area that includes marketing, leasing and selling large portfolio properties. The brokers of the firm to be assigned to this contract should have familiarity with the real estate inventory and recent major transactions in the City of Pompano Beach, as well as laws



P. O. Drawer 1300
Pompano Beach, FL 33060

Phone: (954) 786-5535
Fax: (954) 786-7836

and practices applicable to public agency real estate matters. The disposition sites have appeal beyond the South Florida market, therefore the firm should demonstrate experience in other major national real estate markets and have access to national, and preferably international, offices or affiliates.

Five (5) responses were received to the solicitation. The Selection/Evaluation Committee met on August 31, 2017 (in a public meeting) to review and evaluate the responses. All responses were scored, and the Committee decided that oral presentations would not be required as the scoring results showed sufficient distinction between the responding firms. Copies of the minutes, voting matrix, and scoring sheets are attached.

Approval of the ranking order presented by the Selection/Evaluation Committee is requested, and authorization is requested for appropriate CRA staff to negotiate a contract with the highest-ranked firm, Cushman and Wakefield US, Inc. Further authorization is requested to continue negotiations with the succeeding ranked firm should an impasse occur in the negotiations with the recommended firm. This item is a companion to the one being presented to the City Commission on October 10, 2017.

**MINUTES
SELECTION / EVALUATION COMMITTEE**

**Request for Proposal (RFP) #P-40-17
Brokerage Services For City And Cra Assets
Commissioner Chambers Conference Room
100 W. Atlantic Blvd., Pompano Beach, FL. 33060
3:00 pm 8/31/2017**

The committee consisted of the following voting members:

Brian Donovan
Kim Briesemeister
Suzette Sibble
Jennifer Gomez
Marc Snediker
Whitney Rawls

Non-voting members:

Antonio Pucci, Contract Manager and Jeffrey English, Purchasing Agent

The meeting was held to evaluate the proposals received in response to the City's and CRA's solicitation to establish a contract to provide brokerage services for City and CRA's assets.

The meeting was posted as a "Public Meeting" at City Hall, the Purchasing Division office, and on the City's website. Five (5) firms submitted proposals, of which four (4) were responsive, to the City's RFP.

Kim Briesemeister led the technical discussion. The Contract Manager reviewed evaluation procedures and collected previously distributed Conflict of Interest Statements from all voting members. Copies were available for member that had no completed the forms prior to the meeting.

Each Committee member had reviewed all of the responses in advance of the meeting. The Committee discussed each of the proposals in alphabetical order, and scored the responses using voting forms containing the evaluation criteria published in the RFP, with the following results:

1.) Cushman and Wakefield Us, Inc.	537
2.) CBRE Group, Inc.	376
3.) NAI Rauch Weaver Norfleet Kurtz & Co.	358
4.) Total Real Estate Consultants, Inc.	274
5.) Marcus & Millichap Real Estate Investment Services, Inc.	0*

*Marcus & Millichap Real Estate Investment Services, Inc. was found non responsive as they did not provide any pricing information with their proposal as required by the RFP.

A copy of the voting matrix is attached. The Committee decided oral presentations would not be required as the scoring results showed sufficient distinction between the responding firms. An agenda item will be prepared to present the ranking to the City Commission for their approval to negotiate a contract with Cushman and Wakefield US, Inc.

The meeting adjourned approximated at 3:50 pm.

Analysis Comparison, Ranking 8/31/2017, P-40-17 Brokerage Services for City and CRA assets

Committee Member Kim Briesemeister	Potential Points	CBRE Group, Inc.	Cushman and Wakefield US, Inc.	Marcus & Millichap Real Estate Investment Services, Inc.	NAI Rauch Weaver Norfleet Kurtz & Co.	Total Real Estate Consultants, Inc.
Understanding of the overall needs of the CRA and the City	0-25	5	25	0	0	10
Experience, qualifications and past performance of the proposing firm	0-25	15	25	0	10	10
National office presence or affiliates with access to national and preferably international buyers.	0-25	15	25	0	15	0
Percent sales commission to broker	0-25	10	20	0	10	5
	Total=	45	95	0	35	25

Committee Member Brian Donovan	Potential Points	CBRE Group, Inc.	Cushman and Wakefield US, Inc.	Marcus & Millichap Real Estate Investment Services, Inc.	NAI Rauch Weaver Norfleet Kurtz & Co.	Total Real Estate Consultants, Inc.
Understanding of the overall needs of the CRA and the City	0-25	10	20	0	10	12
Experience, qualifications and past performance of the proposing firm	0-25	12	20	0	10	20
National office presence or affiliates with access to national and preferably international buyers.	0-25	23	20	0	15	15
Percent sales commission to broker	0-25	10	18	0	20	20
	Total=	55	78	0	55	67

Committee Member Jennifer Gomez	Potential Points	CBRE Group, Inc.	Cushman and Wakefield US, Inc.	Marcus & Millichap Real Estate Investment Services, Inc.	NAI Rauch Weaver Norfleet Kurtz & Co.	Total Real Estate Consultants, Inc.
Understanding of the overall needs of the CRA and the City	0-25	15	23	0	15	18

Analysis Comparison, Ranking 8/31/2017, P-40-17 Brokerage Services for City and CRA assets

Experience, qualifications and past performance of the proposing firm	0-25	25	23	0	20	15
National office presence or affiliates with access to national and preferably international buyers.	0-25	25	25	0	20	15
Percent sales commission to broker	0-25	10	25	0	20	10
	Total=	75	96	0	75	58

Committee Member Whitney Rawls	Potential Points	CBRE Group, Inc.	Cushman and Wakefield US, Inc.	Marcus & Millichap Real Estate Investment Services, Inc.	NAI Rauch Weaver Norfleet Kurtz & Co.	Total Real Estate Consultants, Inc.
Understanding of the overall needs of the CRA and the City	0-25	5	20	0	0	15
Experience, qualifications and past performance of the proposing firm	0-25	20	20	0	20	5
National office presence or affiliates with access to national and preferably international buyers.	0-25	25	25	0	20	0
Percent sales commission to broker	0-25	10	20	0	15	10
	Total=	60	85	0	55	30

Committee Member Suzette Sibble	Potential Points	CBRE Group, Inc.	Cushman and Wakefield US, Inc.	Marcus & Millichap Real Estate Investment Services, Inc.	NAI Rauch Weaver Norfleet Kurtz & Co.	Total Real Estate Consultants, Inc.
Understanding of the overall needs of the CRA and the City	0-25	15	25	0	15	10
Experience, qualifications and past performance of the proposing firm	0-25	25	25	0	15	10
National office presence or affiliates with access to national and preferably international buyers.	0-25	25	25	0	20	15
Percent sales commission to broker	0-25	21	22	0	25	24

Analysis Comparison, Ranking 8/31/2017, P-40-17 Brokerage Services for City and CRA assets

	Total=	86	97	0	75	59
--	--------	----	----	---	----	----

Committee Member Mark Snediker	Potential Points	CBRE Group, Inc.	Cushman and Wakefield US, Inc.	Marcus & Millichap Real Estate Investment Services, Inc.	NAI Rauch Weaver Norfleet Kurtz & Co.	Total Real Estate Consultants, Inc.
Understanding of the overall needs of the CRA and the City	0-25	5	24	0	8	15
Experience, qualifications and past performance of the proposing firm	0-25	20	20	0	15	5
National office presence or affiliates with access to national and preferably international buyers.	0-25	25	22	0	20	5
Percent sales commission to broker	0-25	5	20	0	20	10
	Total=	55	86	0	63	35

Committee Members (Total)	Potential Total Points	CBRE Group, Inc.	Cushman and Wakefield US, Inc.	Marcus & Millichap Real Estate Investment Services, Inc.	NAI Rauch Weaver Norfleet Kurtz & Co.	Total Real Estate Consultants, Inc.
Understanding of the overall needs of the CRA and the City	0-150	55	137	0	48	80
Experience, qualifications and past performance of the proposing firm	0-150	117	133	0	90	65
National office presence or affiliates with access to national and preferably international buyers.	0-150	138	142	0	110	50
Percent sales commission to broker	0-150	66	125	0	110	79
	Grand Total =	376	537	0	358	274

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: CBRE

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	5
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	15
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	25
Percent Sales Commission to Broker	0-25	10
Total	0-100	50

List the reasons for this evaluation (justify the rating/scoring):

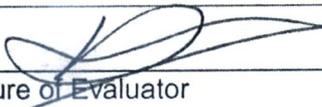
Cookie cutter approach to RFP with little & limited effort to be provide specific details related to P. Beach.

Cookie cutter strategy, again with no detail on Pompano - "centric" approach.

\$7500 return -

Qualified falls but not enough detail.

Public Search experience a plus


Signature of Evaluator

8/31/17
Date

Kim Brieseman
Printed Name

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: CUSHMAN & WAKEFIELD

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	25
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	25
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	25
Percent Sales Commission to Broker	0-25	20
Total	0-100	95

List the reasons for this evaluation (justify the rating/scoring):

Excellent approach & understanding of P. Beach & the Innovation District.
 Very detailed understanding of area
 Good market data
 Not a good idea to change the legal doc.


8/31/17
Kim Briesemeister
 Signature of Evaluator Date Printed Name

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: MARCUS & MILLICHAP

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	
Percent Sales Commission to Broker	0-25	
Total	0-100	

List the reasons for this evaluation (justify the rating/scoring):

No fee schedule - No response


8/31/17
Kw Brieseman
 Signature of Evaluator Date Printed Name

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: RAUCH WEAVER NORFLEET KURTZ

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	0
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	10
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	15
Percent Sales Commission to Broker	0-25	10
Total	0-100	35

List the reasons for this evaluation (justify the rating/scoring):

Page 2 - Didn't get visit at all.
 Large firm but not much effort
 to customize for P. Decker


 Signature of Evaluator

8/31/17
 Date

Kim Briesemanter
 Printed Name

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: TREC

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	10
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	10
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	0
Percent Sales Commission to Broker	0-25	5
Total	0-100	25

List the reasons for this evaluation (justify the rating/scoring):

Task & Scope ~~was~~^{seems} likely beyond the ability of this firm to handle effectively. Give them an A for effort on trying to grasp P. Beach & our goals.

Signature of Evaluator  Date 8/31/17 Printed Name Ken Brieseman

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: CBRE

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	10
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	12
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	23
Percent Sales Commission to Broker	0-25	10
Total	0-100	55

List the reasons for this evaluation (justify the rating/scoring):

* Case Studies Main Team → 5
 - international exp. Ancillary → 7
 - sig public sector exp.
 - Lease - Fee structure is very expensive
 - Purchase of - addresses needs
 - 7,500 Retainer Exp in RFP?
 Signature of Evaluator [Signature] Date 8/31/17 Printed Name Brian Donovan

EVALUATION CRITERIA

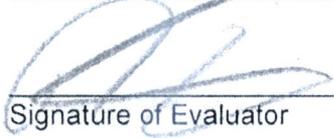
RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: Cushman & Wakefield

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	20
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	20
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	20
Percent Sales Commission to Broker	0-25	18
Total	0-100	78

List the reasons for this evaluation (justify the rating/scoring):

- * Market discussion ✓ Team - 14
- * Trends & Statistics - Sprinkling easements
- * P.B. Exp.
- * Specific examples w/ discussion
- Commission 5-6%
- Virtual tours
- Overall strategy



8/31/17

Brian Donovan

Signature of Evaluator

Date

Printed Name

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: M&M

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	/
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	/
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	/
Percent Sales Commission to Broker	0-25	/
Total	0-100	0

List the reasons for this evaluation (justify the rating/scoring):

* Focus on innovation district.
 * Market overview
 Fee schedule
 A/D-responsive?
 - Confidentiality statement as 1st page

Signature of Evaluator: [Signature] Date: 8/31/17 Printed Name: Brian Donovan

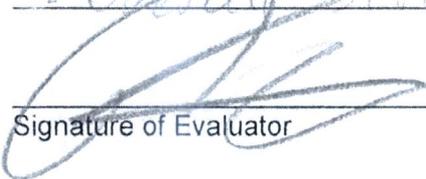
EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: Racch (NAF)

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	10
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	10
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	15
Percent Sales Commission to Broker	0-25	20
Total	0-100	45

List the reasons for this evaluation (justify the rating/scoring):

Team → 5 \$ Market Retail
 No cost for startup plan
 P.B. exp
 - Case study (best value)
 - Affordable Housing (CDBG)
 - Commission 5%
 - Overall strategy - Diff Vision
 Signature of Evaluator  Date 8/31/17 Printed Name Brian Donovan

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: TREC

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	12
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	20
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	15
Percent Sales Commission to Broker	0-25	20
Total	0-100	67

List the reasons for this evaluation (justify the rating/scoring):

- Consulting 40
- Marketing Costs 50/50
- Marketing Plan
- Aerial Drone Video
- International EXP ?
- Case studies ?
- Purchase 4-68
- Lease 4-78



8/31/17

Brian Donovan

Signature of Evaluator

Date

Printed Name

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: CBRE

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	15
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	25
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	25
Percent Sales Commission to Broker	0-25	10
Total	0-100	75

List the reasons for this evaluation (justify the rating/scoring):

- Govt. Experience (Miami's state)
 - Experienced firms

- Unclear on pricing b/c of commission + 3% adv. fee schedule + hourly rate

Signature of Evaluator _____ Date 8-31-17 Printed Name Jennifer Gomez

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: Cushman & Wakefield

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	23
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	28 23
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	25
Percent Sales Commission to Broker	0-25	25
Total	0-100	96

List the reasons for this evaluation (justify the rating/scoring):

- Experienced firm
 - they focused on multi-family & hotel
 - Included an ~~asset~~ analysis of properties
 - More so than other firms
- Fees on P&I
 Percent 5%
 (0 Broker 6%)
~~Majorly~~

Signature of Evaluator _____ Date 8-31-17 Printed Name Jennifer Cover

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: Marcus & Millichap

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	
Percent Sales Commission to Broker	0-25	
Total	0-100	0

List the reasons for this evaluation (justify the rating/scoring):

- Very little focus on Pampano
- Costs not listed, so cannot eval price
- No specific experience dealing w/ municipalities

Signature of Evaluator

Date

Printed Name

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: Rauch Waever Norfleet Kurtz, & Co

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	15
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	20
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	20
Percent Sales Commission to Broker	0-25	20
Total	0-100	75

List the reasons for this evaluation (justify the rating/scoring):

- Ft Lauderdale office
- Vision listed on pg 2 does not match vision for innovation district
- Experienced firm

Signature of Evaluator 8-31-17 Date Jennifer Gomez Printed Name

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: TREC

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	15 8
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	15
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	15
Percent Sales Commission to Broker	0-25	10
Total	0-100	58

List the reasons for this evaluation (justify the rating/scoring):

- 6% brokerage fees + monthly marketing costs
- Did not demonstrate a national/international presence
- Did not demonstrate breadth of experience like other submitters

Signature of Evaluator

Date

Printed Name

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

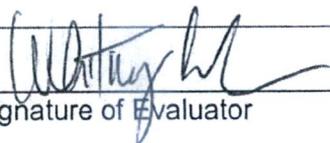
VENDOR NAME: CBRE

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	5
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	20
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	25
Percent Sales Commission to Broker	0-25	10
Total	0-100	60

List the reasons for this evaluation (justify the rating/scoring):

"Understanding of overall needs" was not implied in the response.

- Retainer is high, in addition to other fees... not clear what the final costs will be.


Signature of Evaluator

8/31/17
Date

Whitney Rawls
Printed Name

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: Cushman & Wakefield

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	24
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	24
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	25
Percent Sales Commission to Broker	0-25	20
Total	0-100	90

List the reasons for this evaluation (justify the rating/scoring):

C&W's response appears to capture all elements of the RFA and a heightened level of understanding for our needs. Plus, they offer the greatest opportunity for extended community engagement along the way.

Whitney Rawls
Signature of Evaluator

8/2/17
Date

Whitney Rawls
Printed Name

EVALUATION CRITERIA

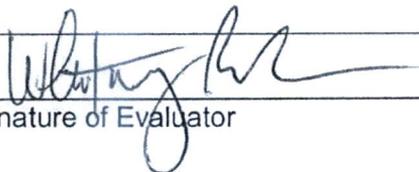
RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: NAI

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	0
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	20
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	20
Percent Sales Commission to Broker	0-25	15
Total	0-100	65

List the reasons for this evaluation (justify the rating/scoring):

The vision for the Innovation District does not include an outlet mall.


Signature of Evaluator

8/31/17
Date

Whitney Rawls
Printed Name

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

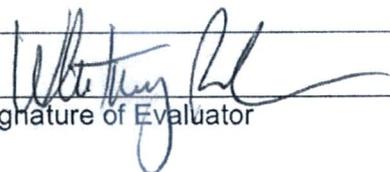
VENDOR NAME: TREC

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	15
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	5
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	0
Percent Sales Commission to Broker	0-25	10
Total	0-100	30

List the reasons for this evaluation (justify the rating/scoring):

Not sure if they have the national capacity to attract developers.

Additional costs for marketing is unwarranted.


Signature of Evaluator

8/31/17
Date

Whitney Rawls
Printed Name

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: CBRE, Inc.

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	15
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	25
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	25
Percent Sales Commission to Broker	0-25	21
Total	0-100	86

List the reasons for this evaluation (justify the rating/scoring):

Large Firm with strong local presence. Actually worked with City of Miami, State of Florida etc. Proposed monthly retainer to be credited towards any commissions. Has hotel group/land svcs. group. Provides an array of services. Included sample Broker ^(Miami property) opinion value & sample strategic plan for State of S. Carolina. However, approach could have been more specific to Pompano

S. Sibble
Signature of Evaluator

8/31/17
Date

Suzette Sibble
Printed Name

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: Cushman and Wakefield

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	25
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	25
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	25
Percent Sales Commission to Broker	0-25	22
Total	0-100	97

List the reasons for this evaluation (justify the rating/scoring):

Experienced firm with strong local presence.
Liked transmittal letter as laid out strengths
of site for the innovation district. Referenced potentially
similar projects in Boca, Delray + Ft. Lauderdale. Discussed
targeted industries. Good mktg. Plan + status mtg/
reports for updates to City/CRA. Provided property
analysis + attributes. Also provided data on trends, statistics,

S. Sibble 8/31/17 Suzette Sibble
 Signature of Evaluator Date Printed Name

U.S. Hospitality + Gaming industry, multi-family etc.

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

Non-Responsive -
No fees
Submitted

VENDOR NAME: Marcus & Millichap Real Estate Inv. Svcs, Inc.

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	0
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	0
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	0
Percent Sales Commission to Broker	0-25	0
Total	0-100	0

List the reasons for this evaluation (justify the rating/scoring):

Smaller firm. No specific experience working with public sector.
No real detailed discussion to demonstrate a good understanding
of scope of project & innovation district. No reference contacts
provided. Did provide good discussion of landscape in
Broward County (economy, demographics, companies headquartered
here), ft. land. mkt. forecast, Demographic analysis for Pompano
etc. No fees submitted.

S. Sibble
Signature of Evaluator

8/31/17
Date

Suzette Sibble
Printed Name

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: NAI Rauch Weaver Norfleet + Co, Inc.

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	15
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	15
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	20
Percent Sales Commission to Broker	0-25	25
Total	0-100	75

List the reasons for this evaluation (justify the rating/scoring):

Limited vision (outlet mall concept). Primarily
retail experience.

S. Sibble
 Signature of Evaluator

8/31/17
 Date

Suzette Sibble
 Printed Name

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: Total Real Estate Consultants

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	10
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	10
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	15
Percent Sales Commission to Broker	0-25	24
Total	0-100	59

List the reasons for this evaluation (justify the rating/scoring):

No. Public Sector experience. Light discussion specific to
vision for the Innovation District. No stats. for firm
provided in terms of value of properties (or no.) Some properties
sold locally or regionally etc. Wants us to kick in 50% of
marketing budget. No national presence.

S. Sibble 8/31/17
 Signature of Evaluator Date

Suzette Sibble
 Printed Name

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: CBRE

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	5
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	20
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	25
Percent Sales Commission to Broker	0-25	5
Total	0-100	55

List the reasons for this evaluation (justify the rating/scoring):

CBRE gave a very cookie-cutter proposal and seemed to put very little effort into demonstrating their understanding the Innovation District


Signature of Evaluator

4/31/17
Date

Marc Snediker
Printed Name

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: Cushman + Wakefield

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	24
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	20
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	22
Percent Sales Commission to Broker	0-25	20
Total	0-100	86

List the reasons for this evaluation (justify the rating/scoring):

C+W made a strong proposal that showed a clear effort to understand the district and the marketing thereof


Signature of Evaluator

8/31/17
Date

Marc Snediker
Printed Name

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: Marcus + Millichap

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	0
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	0
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	0
Percent Sales Commission to Broker	0-25	0
Total	0-100	0

List the reasons for this evaluation (justify the rating/scoring):

Did not respond to pricing requirement.


Signature of Evaluator

8/31/17
Date

Marc Snediker
Printed Name

EVALUATION CRITERIA

RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: NAI RAUCH

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	8
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	15
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	20
Percent Sales Commission to Broker	0-25	20
Total	0-100	63

List the reasons for this evaluation (justify the rating/scoring):


Signature of Evaluator

8/31/17
Date

Marc Snediker
Printed Name

EVALUATION CRITERIA

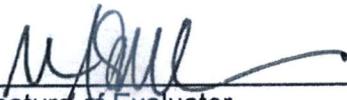
RFP P-40-17 – BROKERAGE SERVICES FOR CITY AND CRA ASSETS

VENDOR NAME: Total Real Estate Consulting

Criteria	Point Range	Score
Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25	15
Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25	5
National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25	5
Percent Sales Commission to Broker	0-25	10
Total	0-100	35

List the reasons for this evaluation (justify the rating/scoring):

Broker does not have sufficient national presence for a project of this size. Their marketing examples were inferior and their understanding of the project only fair.


Signature of Evaluator

8/31/17
Date

Marc Sneider
Printed Name

Brokerage Services for City and CRA Assets

Company	Address	City	State	Zip Code
CBRE Group, Inc.	5100 Town Center Cir, Ste 600	Boca Raton	FL	33488
Cushman and Wakefield US, Inc.	225 NE Mizner Boulevard, Suite 300	Boca Raton	FL	33432
Marcus & Millichap Real Estate Investment Services, Inc.	23975 Park Sorrento Ste 400	Calabasas	CA	91302
NAI Rauch Weaver Norfleet Kurtz & Co.	5300 N. Federal Highway	Fort Lauderdale	FL	33308
Total Real Estate Consultants, Inc.	11760 W Sample Road, Ste 104	Coral Springs	FL	33065



Florida's Warmest Welcome

**CITY OF POMPANO BEACH
REQUEST FOR PROPOSALS
P-40-17**

Brokerage Services for City and CRA Assets

**RFP OPENING: July 24, 2017 2:00 P.M.
PURCHASING OFFICE
1190 N.E. 3RD AVENUE, BUILDING C (Front)
POMPANO BEACH, FLORIDA 33060**

June 23, 2017

CITY OF POMPANO BEACH, FLORIDA
REQUEST FOR PROPOSALS
P-40-17
BROKERAGE SERVICES FOR CITY AND CRA ASSETS

The City of Pompano Beach (City) and the Pompano Beach Community Redevelopment Agency (CRA) is seeking a Real Estate Brokerage Firm ("Broker") to provide brokerage services related to real property assets owned by the City and the CRA.

The City will receive sealed proposals until 2:00 p.m. (local), July 24, 2017. Proposals must be submitted electronically through the eBid System on or before the due date/time stated above. Any proposal received after the due date and time specified, will not be considered. Any uncertainty regarding the time a proposal is received will be resolved against the Proposer.

Proposer must be registered on the City's eBid System in order to view the solicitation documents and respond to this solicitation. The complete solicitation document can be downloaded for free from the eBid System as a pdf at: <https://pompanobeachfl.ionwave.net/CurrentSourcingEvents.aspx>. The City is not responsible for the accuracy or completeness of any documentation the Proposer receives from any source other than from the eBid System. Proposer is solely responsible for downloading all required documents. Responses will be electronically unsealed in a public forum and read aloud.

Introduction

The City has two designated community redevelopment areas, the Northwest CRA District (the Northwest CRA) and the East CRA District (the East CRA). Over the past 20 years, the Northwest CRA has assembled over 25 acres of land with parcels ranging from approximately .2 to 7.7 acres in size. The majority of the parcels are in the Downtown in an area called the Innovation District, generally located along the busy I-95 corridor and the Atlantic Blvd exit. The Innovation District assemblage is the focus of this RFP. The selected firm shall be responsible for the marketing and sale of those parcels and shall be responsible for reaching beyond the South Florida market for potential buyers. The attached Invitation to Bid (Attachment "A") thoroughly describes the parcels and their intended uses, as well as the overall concept of the Downtown and the Innovation District development. As part of the marketing and branding strategy, the CRA also envisions a unique drainage system, possibly using linear canals that create a visible and desirable asset for development parcels, much like those found in Amsterdam in the Netherlands, and San Antonio, Texas. The drainage district has already been formed and received county approval and certification. Design and construction of a creative and aesthetically pleasing drainage system will occur simultaneously with the vertical development. The Broker will be responsible for using the information provided in Attachment "A" to aggressively market the sites. Sale prices, and the sales process will be further defined and determined in consultation with the CRA prior to marketing the properties. The general goals of the CRA for the scope of services of this RFP is to quickly and effectively identify tenants and users (buyers) for each parcel, generate new tax revenue, and create economic and employment opportunities.

The purpose of this Request for Proposal (RFP) is to select a qualified real estate brokerage firm (Broker) to provide professional services related to real property assets owned by the City and the CRA.

The selected Broker shall be responsible for assisting the City and CRA with brokerage services, which may include, but not be limited to: (i) providing advice regarding property valuation; (ii) portfolio organization and analysis; (iii) strategic planning for property leasing and/or disposal; (iv) listing services for sale of City surplus property and CRA property; and (v) overseeing escrow for such sales. The deliverables may include, but not be limited to valuation, marketing and strategic planning reports, review of bid documents and other tasks as specified in each task order that may be issued during the term of the agreement.

The City and CRA are looking for a firm with experience in the greater Fort Lauderdale and Pompano Beach market area that includes marketing, leasing and selling large portfolio properties. Additionally, experience working with Capital Markets; investments/sales, debt & equity finance, placement and analytics), Appraisal /Valuation, Hotels & Hospitality, and Research/Marketing is also desirable. The brokers of the firm to be assigned to this contract should have familiarity with the real estate inventory and recent major transactions in the City of Pompano Beach, as well as laws and practices applicable to public agency real estate matters. The disposition sites have appeal beyond the South Florida market. Thus, the firm should also demonstrate experience in other major national real estate markets and have access to national, and preferably international, offices or affiliates.

A. Scope Of Services

The selected Broker shall:

1. Review and assess all City/CRA-owned vacant and/or underutilized property, approximately 65 parcels, related to Attachment "A", and other related properties as identified by the City or CRA.
2. Review Attachment "A" and provide additional recommended edits to the document based on current market conditions and considerations.
3. Evaluate City and CRA-owned vacant and/or underutilized land; provide an assessment of revenue potential.
4. Provide current and up to date market forecasts for multiple asset classes, including, but not limited to, commercial, residential, hotel and light industrial/clean tech real estate markets.
5. Evaluate all regulatory documents related to the development of the site(s) and identify any regulatory obstacles that could affect the sale of the properties and provide the basis for the identified issues.

6. In coordination with the CRA, prepare the disposition schedule and prepare monthly updates on the status of the sale of the properties.
7. Aggressively market and promote the sale of the CRA and City owned properties or redevelopment opportunities focusing on the City's end goal of developing an innovation district in the Downtown.
8. Keep current listing of all parcels on LoopNet, MLS, CoStar, the City's website and other industry related sites including ULI, NAIOP, SIOR, ICSC, etc.
9. Periodically, and at mutually agreed upon dates, present to applicable City and CRA staff, advisory committees, City Management, City Commission or the CRA Board the status of the sale of the properties.

All real estate transactions shall be processed with approval of either the City or the CRA in accordance with applicable rules, regulations and ordinances of the City of Pompano Beach or Florida State Statute Chapter 163, Part III. All sales commission will be paid by the seller from proceeds from the buyers.

B. Term of Contract

The City and the CRA will enter into a contract (see attached Sample Service Contract) for the time necessary to complete the above scope of work. The City and the CRA reserve the right to make changes to the sample service contract (Attachment "B") at its sole discretion and to the best interest of the City and CRA.

C. Local Business Program

On March 23, 2010, the City Commission approved a Resolution establishing a Local Business Program, a policy to increase the participation of City of Pompano Beach businesses in the City's procurement process.

You can view the list of City businesses that have a current Business Tax Receipt on the City's website, and locate local firms that are available to perform the work required by the bid specifications. The business information, sorted by business use classification, is posted on the webpage for the Business Tax Receipt Division: www.pompanobeachfl.gov by selecting the Pompano Beach Business Directory in the Shop Pompano! section.

Please note that, while no voluntary goals have been established for this solicitation, the City encourages Local Business participation in *all* of its procurements.

D. Small Business Enterprise Program

The Pompano Beach City Commission has established a voluntary Small Business

Enterprise (SBE) Program to encourage and foster the participation of certified Small Business Enterprises in the central procurement activities of the City. The City of Pompano Beach is **strongly committed** to ensuring the participation of certified Small Business Enterprises (SBE's) as contractors and subcontractors for the procurement of goods and services, including labor, materials and equipment. The definition of a SBE, for the purpose of the City's voluntary program, is taken from the State of Florida Statute 288.703(1).

As of the date of publication of this solicitation, a small business means an independently owned and operated business concern that employs 200 or fewer permanent full-time employees and that, together with its affiliates, has a net worth of not more than \$5 million or any firm based in Florida that has a Small Business Administration 8(a) certification. As applicable to sole proprietorships, the \$5 million net worth requirement shall include both personal and business investments.

The City encourages all firms to undertake good faith efforts to identify appropriate certified Small Business Enterprise partners. Sources of information on certified Small Business Enterprises include the Broward County Small Business Development Division, the State of Florida Office of Supplier Diversity, South Florida Water Management District, and other agencies throughout the State. The City includes links to these organizations from the City's website www.pompanobeachfl.gov. Please indicate in your response if your firm is a certified Small Business Enterprise.

Please note that, while no voluntary goals have been established for this solicitation, the City encourages small business participation in *all* of its procurements.

E. Required Proposal Submittal

Submission/Format Requirements

Sealed proposals shall be submitted electronically through the eBid System on or before the due date/time stated above. Proposer shall upload response as one (1) file to the eBid System. The file size for uploads is limited to 100 MB. If the file size exceeds 100 MB the response must be split and uploaded as two (2) separate files.

Information to be included in the proposal: In order to maintain comparability and expedite the review process, it is required that proposals be organized in the manner specified below, with the sections clearly labeled:

Title page:

Show the project name and number, the name of the Proposer's firm, address, telephone number, name of contact person and the date.

Table of Contents:

Include a clear identification of the material by section and by page.

Letter of Transmittal:

Briefly state the Proposer's understanding of the project and express a positive commitment to provide the services described herein. State the name(s) of the person(s) who will be authorized to make representations for the Proposer, their title(s), office and E-mail addresses and telephone numbers. Please limit this section to two pages.

Fees & Costs:

Include a concise narrative with sufficient detail indicating the proposed approach to providing the required services, including a description of the types and qualities of service that would be provided. Provide a cost for each of the major services provided along with the estimated number of expected work hours for each qualified staff.

Proposer shall itemize all costs to complete all and necessary tasks as described under Scope of Services. Costs associated with travel as well as miscellaneous expenses should be adequately described.

Schedule:

Proposer shall provide a timeline that highlights proposed tasks that will meet all applicable deadlines.

References:

Submit a client reference list, including name of contact, firm and/or governmental entity, address, telephone number and type of service provided to each reference.

Litigation:

Disclose any litigation within the past five (5) years arising out your firm's performance.

City Forms:

The RFP Proposer Information Page Form and any other required forms must be completed and submitted electronically through the City's eBid System.

F. Insurance

The insurance described herein reflects the insurance requirements deemed necessary for this contract by the City. It is not necessary to have this level of insurance in effect at the time of submittal, but certificates indicating that the insurance is currently carried or a letter from the Carrier indicating upgrade ability will speed the review process to determine the most qualified Proposer.

The successful Proposer(s) shall not commence operations until certification or proof of insurance, detailing terms and provisions of coverage, has been received and approved by the City of Pompano Beach Risk Manager.

If you are responding to a bid and have questions regarding the insurance requirements hereunder, please contact the City's Purchasing Department at (954) 786-4098. If the contract has already been awarded, please direct any queries and proof of the requisite insurance coverage to City staff responsible for oversight of the subject project/contract.

CONTRACTOR is responsible to deliver to the CITY for timely review and written approval/disapproval Certificates of Insurance which evidence that all insurance required hereunder is in full force and effect and which name on a primary basis, the CITY as an additional insured on all such coverage.

Throughout the term of this Agreement, CITY, by and through its Risk Manager, reserve the right to review, modify, reject or accept any insurance policies required by this Agreement, including limits, coverages or endorsements. CITY reserves the right, but not the obligation, to review and reject any insurer providing coverage because of poor financial condition or failure to operate legally.

Failure to maintain the required insurance shall be considered an event of default. The requirements herein, as well as CITY's review or acceptance of insurance maintained by CONTRACTOR, are not intended to and shall not in any way limit or qualify the liabilities and obligations assumed by CONTRACTOR under this Agreement.

Throughout the term of this Agreement, CONTRACTOR and all subcontractors or other agents hereunder, shall, at their sole expense, maintain in full force and effect, the following insurance coverages and limits described herein, including endorsements.

1. Worker's Compensation Insurance covering all employees and providing benefits as required by Florida Statute, Chapter 440, regardless of the size of the company (number of employees) or the state in which the work is to be performed or of the state in which Contractor is obligated to pay compensation to employees engaged in the performance of the work. Contractor further agrees to be responsible for employment, control and conduct of its employees and for any injury sustained by such employees in the course of their employment.
2. Liability Insurance
 - a. Naming the City of Pompano Beach as an additional insured as City's interests may appear, on General Liability Insurance only, relative to claims which arise from Contractor's negligent acts or omissions in connection with Contractor's performance under this Agreement.
 - b. Such Liability insurance shall include the following checked types of insurance and indicated minimum policy limits.

Type of Insurance	Limits of Liability
GENERAL LIABILITY:	Minimum \$1,000,000 Per Occurrence and \$2,000,000 Per Aggregate
* Policy to be written on an occurrence basis	
XX comprehensive form	bodily injury and property damage
XX premises - operations	bodily injury and property damage
— explosion & collapse hazard	
— underground hazard	
XX products/completed operations hazard	bodily injury and property damage combined
XX contractual insurance	bodily injury and property damage combined
XX broad form property damage	bodily injury and property damage combined
XX independent contractors	personal injury
XX personal injury	
— sexual abuse/molestation	Minimum \$1,000,000 Per Occurrence and Aggregate

AUTOMOBILE LIABILITY: Minimum \$1,000,000 Per Occurrence and \$1,000,000 Per Aggregate. Bodily injury (each person) bodily injury (each accident), property damage, bodily injury and property damage combined.

- XX comprehensive form
- owned
- hired
- non-owned

REAL & PERSONAL PROPERTY

— comprehensive form Agent must show proof they have this coverage.

EXCESS LIABILITY

		Per Occurrence	Aggregate
— other than umbrella	bodily injury and property damage combined	\$1,000,000	\$1,000,000

PROFESSIONAL LIABILITY

		Per Occurrence	Aggregate
XX * Policy to be written on an occurrence or claims made basis		\$1,000,000	\$1,000,000

- c. If Professional Liability insurance is required, Contractor agrees the indemnification and hold harmless provisions of the Agreement shall survive the termination or expiration of the Agreement for a period of three (3) years unless terminated sooner by the applicable statute of limitations.
- 3. Employer's Liability. CONTRACTOR and all subcontractors shall, for the benefit of their employees, provide, carry, maintain and pay for Employer's Liability Insurance in the minimum amount of One Hundred Thousand Dollars (\$100,000.00) per employee, Five Hundred Thousand Dollars (\$500,000) per aggregate.
- 4. Policies: Whenever, under the provisions of this Agreement, insurance is required of the CONTRACTOR, the CONTRACTOR shall promptly provide the following:
 - a. Certificates of Insurance evidencing the required coverage;
 - b. Names and addresses of companies providing coverage;
 - c. Effective and expiration dates of policies; and
 - d. A provision in all policies affording CITY thirty (30) days written notice by a carrier of any cancellation or material change in any policy.
- 5. Insurance Cancellation or Modification. Should any of the required insurance policies be canceled before the expiration date, or modified or substantially

modified, the issuing company shall provide thirty (30) days written notice to the CITY.

6. Waiver of Subrogation. CONTRACTOR hereby waives any and all right of subrogation against the CITY, its officers, employees and agents for each required policy. When required by the insurer, or should a policy condition not permit an insured to enter into a pre-loss agreement to waive subrogation without an endorsement, then CONTRACTOR shall notify the insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent. This Waiver of Subrogation requirement shall not apply to any policy which includes a condition to the policy not specifically prohibiting such an endorsement, or voids coverage should CONTRACTOR enter into such an agreement on a pre-loss basis.

The successful proposer shall furnish to the City the certification or proof of insurance required by the provisions set forth above, within ten (10) days after notification of award of contract. Certificate(s) to be issued to City of Pompano Beach, Attention Risk Manager, 100 West Atlantic Boulevard, Pompano Beach, Florida, 33060.

G. Selection/Evaluation Process

A Selection/Evaluation Committee will be appointed to select the most qualified firm(s). The Selection/Evaluation Committee will present their findings to the City Commission.

Proposals will be evaluated using the following criteria.

	<u>Criteria</u>	<u>Point Range</u>
1.	Understanding of the overall needs of the CRA and City for such services, as presented in the narrative proposal.	0-25
2.	Experience, qualifications and past performance of the proposing firm, including persons proposed to provide the services for similar types of sales and disposition efforts.	0-25
3.	National office presence or affiliates with access to national and preferably international buyers. Firm must already have these offices or affiliates in place prior to this response and should demonstrate established and existing relationships. Financial resources.	0-25
4.	Percent Sales Commission to Broker	0-25
	Total	0-100

The Committee has the option to use the above criteria for the initial ranking to short-list Proposers and to use an ordinal ranking system to score short-listed Proposers following presentations (if deemed necessary) with a score of "1" assigned to the short-listed Proposer deemed most qualified by the Committee.

Each firm should submit documentation that evidences the firm's capability to provide the services required for the Committee's review for short listing purposes. After an initial review of the Proposals, the City may invite Proposers for an interview to discuss the proposal and meet firm representatives, particularly key personnel who would be assigned to the project. Should interviews be deemed necessary, it is understood that the City shall incur no costs as a result of this interview, nor bear any obligation in further consideration of the submittal.

When more than three responses are received, the committee shall furnish the City Commission (for their approval) a listing, in ranked order, of no fewer than three firms deemed to be the most highly qualified to perform the service. If three or less firms respond to the RFP, the list will contain the ranking of all responses.

The City Commission has the authority to (including, but not limited to); approve the recommendation; reject the recommendation and direct staff to re-advertise the solicitation; or, review the responses themselves and/or request oral presentations and determine a ranking order that may be the same or different from what was originally presented to the City Commission.

Value of Work Previously Awarded to Firm (Tie-breaker) - In the event of a tie, the firm with the lowest value of work as a prime contractor on City of Pompano Beach projects within the last five years will receive the higher ranking, the firm with the next lowest value of work shall receive the next highest ranking, and so on. The analysis of past work will be based on the City's Purchase Order and payment records.

H. Hold Harmless and Indemnification

Proposer covenants and agrees that it will indemnify and hold harmless the City and all of its officers, agents, and employees from any claim, loss, damage, cost, charge or expense arising out of any act, action, neglect or omission by the Proposer, whether direct or indirect, or whether to any person or property to which the City or said parties may be subject, except that neither the Proposer nor any of its subcontractors will be liable under this section for damages arising out of injury or damage to persons or property directly caused by or resulting from the sole negligence of the City or any of its officers, agents or employees.

I. Retention of Records and Right to Access

The selected firm shall maintain during the term of the contract all books of account, receipt invoices, reports and records in accordance with generally accepted accounting practices and standards. The form of all records and reports shall be subject to the approval of the City's Internal Auditor. The selected firm must comply with the Internal Auditor's recommendation for changes, additions, or deletions. The City's Internal Auditor must be permitted during normal business hours to audit and examine the books of account, reports, and records relating to this contract. The selected firm shall maintain and make available such records and files for the duration of the contract and retain them until the expiration of three years after final payment under the contract.

J. Communications

No negotiations, decisions, or actions shall be initiated or executed by the firm as a result of any discussions with any City employee. Only those communications, which are in writing from the City, may be considered as a duly authorized expression on behalf of the City. In addition, only communications from firms that are signed and in writing will be recognized by the City as duly authorized expressions on behalf of firms.

K. No Discrimination

There shall be no discrimination as to race, sex, color, age, religion, or national origin in the operations conducted under any contract with the City.

L. Independent Contractor

The selected firm will conduct business as an independent contractor under the terms of this contract. Personnel services provided by the firm shall be by employees of the firm and subject to supervision by the firm, and not as officers, employees, or agents of the City. Personnel policies, tax responsibilities, social security and health insurance, employee benefits, purchasing policies and other similar administrative procedures applicable to services rendered under this agreement shall be those of the firm.

M. Staff Assignment

The City of Pompano Beach reserves the right to approve or reject, for any reasons, Proposer's staff assigned to this project at any time. Background checks may be required.

N. Contract Terms

The contract resulting from this RFP shall include, but not be limited to the following terms:

The contract shall include as a minimum, the entirety of this RFP document, together with the successful Proposer's proposal. Contract shall be prepared by the City of Pompano Beach City Attorney.

If the City of Pompano Beach defends any claim, demand, cause of action, or lawsuit arising out of any act, action, negligent acts or negligent omissions, or willful misconduct of the contractor, its employees, agents or servants during the performance of the contract, whether directly or indirectly, contractor agrees to reimburse the City of Pompano Beach for all expenses, attorney's fees, and court costs incurred in defending such claim, cause of action or lawsuit.

O. Waiver

It is agreed that no waiver or modification of the contract resulting from this RFP, or of any covenant, condition or limitation contained in it shall be valid unless it is in writing and duly executed by the party to be charged with it, and that no evidence of any waiver or modification shall be offered or received in evidence in any proceeding, arbitration, or litigation between the parties arising out of or affecting this contract, or the right or

obligations of any party under it, unless such waiver or modification is in writing, duly executed as above. The parties agree that the provisions of this paragraph may not be waived except by a duly executed writing.

P. Survivorship Rights

This contract resulting from this RFP shall be binding on and inure to the benefit of the respective parties and their executors, administrators, heirs, personal representative, successors and assigns.

Q. Termination

The contract resulting from this RFP may be terminated by the City of Pompano Beach without cause upon providing contractor with at least sixty (60) days prior written notice.

Should either party fail to perform any of its obligations under the contract resulting from this RFP for a period of thirty (30) days after receipt of written notice of such failure, the non-defaulting part will have the right to terminate the contract immediately upon delivery of written notice to the defaulting part of its election to do so. The foregoing rights of termination are in addition to any other rights and remedies that such party may have.

R. Manner of Performance

Proposer agrees to perform its duties and obligations under the contract resulting from this RFP in a professional manner and in accordance with all applicable local, federal and state laws, rules and regulations.

Proposer agrees that the services provided under the contract resulting from this RFP shall be provided by employees that are educated, trained and experienced, certified and licensed in all areas encompassed within their designated duties. Proposer agrees to furnish the City of Pompano Beach with all documentation, certification, authorization, license, permit, or registration currently required by applicable laws or rules and regulations. Proposer further certifies that it and its employees are now in and will maintain good standing with such governmental agencies and that it and its employees will keep all license, permits, registration, authorization or certification required by applicable laws or regulations in full force and effect during the term of this contract. Failure of Proposer to comply with this paragraph shall constitute a material breach of contract.

S. Acceptance Period

Proposals submitted in response to this RFP must be valid for a period no less than ninety (90) days from the closing date of this solicitation.

T. RFP Conditions and Provisions

The completed proposal (together with all required attachments) must be submitted electronically to City on or before the time and date stated herein. All Proposers, by electronic submission of a proposal, shall agree to comply with all of the conditions,

requirements and instructions of this RFP as stated or implied herein. All proposals and supporting materials submitted will become the property of the City.

Proposer's response shall not contain any alteration to the document posted other than entering data in spaces provided or including attachments as necessary. By submission of a response, Proposer affirms that a complete set of bid documents was obtained from the eBid System or from the Purchasing Division only and no alteration of any kind has been made to the solicitation. Exceptions or deviations to this proposal may not be added after the submittal date.

All Proposers are required to provide all information requested in this RFP. Failure to do so may result in disqualification of the proposal.

The City reserves the right to postpone or cancel this RFP, or reject all proposals, if in its sole discretion it deems it to be in the best interest of the City to do so.

The City reserves the right to waive any technical or formal errors or omissions and to reject all proposals, or to award contract for the items herein, in part or whole, if it is determined to be in the best interests of the City to do so.

The City shall not be liable for any costs incurred by the Proposer in the preparation of proposals or for any work performed in connection therein.

U. Standard Provisions

1. Governing Law

Any agreement resulting from this RFP shall be governed by the laws of the State of Florida, and the venue for any legal action relating to such agreement will be in Broward County, Florida.

2. Licenses

In order to perform public work, the successful Proposer shall:
Be licensed to do business in Florida, if an entity, and hold or obtain such Contractor' and Business Licenses if required by State Statutes or local ordinances.

3. Conflict Of Interest and No-Lobbying

For purposes of determining any possible conflict of interest, each Proposer must disclose if any Elected Official, Appointed Official, or City Employee is also an owner, corporate officer, or an employee of the firm. If any Elected Official, Appointed Official, or City Employee is an owner, corporate officer, or an employee, the Proposer must file a statement with the Broward County Supervisor of Elections pursuant to §112.313, Florida Statutes.

No-Lobbying Permitted: As to any matter relating to this RFP, any Proposer, team member, or anyone representing a Proposer is advised that they are prohibited from contacting or lobbying the Mayor/CRA Chair, any CRA/City Commissioner, City/CRA employees, agents or any other person working on behalf of the CITY/CRA on any matter related to or involved with this RFP.

For purposes of clarification, a team's representatives shall include, but not be limited to, the Proposer's employees, partners, attorneys, officers, directors, consultants, lobbyists, or any actual or potential subcontractor or consultant of the Proposer and the Proposer's team. All questions regarding the RFP are to be submitted using the Questions feature in the eBid System. Any violation of this condition may result in rejection and/or disqualification of the Proposer. This "No-Lobbying Provision" is in effect from the date of publication of the RFP and shall terminate at the time the CITY/CRA approves execution of a contract, rejects all proposals, or otherwise takes action which ends the solicitation process.

4. Drug Free Workplace

The selected firm(s) will be required to verify they will operate a "Drug Free Workplace" as set forth in Florida Statute, 287.087.

5. Public Entity Crimes

A person or affiliate who has been placed on the convicted vendor list following a conviction for public entity crime may not submit a proposal on a contract to provide any goods or services to a public entity, may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit proposals on leases of real property to public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Florida Statute, Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

6. Patent Fees, Royalties, And Licenses

If the selected Proposer requires or desires to use any design, trademark, device, material or process covered by letters of patent or copyright, the selected Proposer and his surety shall indemnify and hold harmless the City from any and all claims for infringement by reason of the use of any such patented design, device, trademark, copyright, material or process in connection with the work agreed to be performed and shall indemnify the City from any cost, expense, royalty or damage which the City may be obligated to pay by reason of any infringement at any time during or after completion of the work.

7. Permits

The selected Proposer shall be responsible for obtaining all permits, licenses, certifications, etc., required by federal, state, county, and municipal laws, regulations, codes, and ordinances for the performance of the work required in these specifications and to conform to the requirements of said legislation.

8. Familiarity With Laws

It is assumed the selected firm(s) will be familiar with all federal, state and local laws, ordinances, rules and regulations that may affect its services pursuant to this

RFP. Ignorance on the part of the firm will in no way relieve the firm from responsibility.

9. Withdrawal Of Proposals

A firm may withdraw its proposal without prejudice no later than the advertised deadline for submission of proposals by written communication to the General Services Department, 1190 N.E. 3rd Avenue, Building C, Pompano Beach, Florida 33060.

10. Composition Of Project Team

Firms are required to commit that the principals and personnel named in the proposal will perform the services throughout the contractual term unless otherwise provided for by way of a negotiated contract or written amendment to same executed by both parties. No diversion or substitution of principals or personnel will be allowed unless a written request that sets forth the qualifications and experience of the proposed replacement(s) is submitted to and approved by the City in writing.

11. Invoicing/Payment

All invoices should be sent to City of Pompano Beach, Accounts Payable, P.O. Drawer 1300, Pompano Beach, Florida, 33061. In accordance with Florida Statutes, Chapter 218, payment will be made within 45 days after receipt of a proper invoice.

12. Public Records

- a. The City of Pompano Beach is a public agency subject to Chapter 119, Florida Statutes. The Contractor shall comply with Florida's Public Records Law, as amended. Specifically, the Contractor shall:
 - i. Keep and maintain public records required by the City in order to perform the service;
 - ii. Upon request from the City's custodian of public records, provide the City with a copy of requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law;
 - iii. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Contractor does not transfer the records to the City; and
 - iv. Upon completion of the contract, transfer, at no cost to the City, all public records in possession of the Contractor, or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or

confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records in a format that is compatible with the information technology systems of the City.

- b. Failure of the Contractor to provide the above described public records to the City within a reasonable time may subject Contractor to penalties under 119.10, Florida Statutes, as amended.

PUBLIC RECORDS CUSTODIAN

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

**CITY CLERK
100 W. Atlantic Blvd., Suite 253
Pompano Beach, Florida 33060
(954) 786-4611
RecordsCustodian@copbfl.com**

V. Questions and Communication

All questions regarding the RFP are to be submitted using the Questions feature in the eBid System. Questions must be received at least seven (7) calendar days before the scheduled solicitation opening. Oral and other interpretations or clarifications will be without legal effect. Addenda will be posted to the RFP solicitation in the eBid System, and it is the Proposer's responsibility to obtain all addenda before submitting a response to the solicitation.

W. Addenda

The issuance of a written addendum or posting of an answer in response to a question submitted using the Questions feature in the eBid System are the only official methods whereby interpretation, clarification, or additional information can be given. If any addenda are issued to this RFP solicitation the addendum will be issued via the eBid System. It shall be the responsibility of each Proposer, prior to submitting their response, to contact the City Purchasing Office at (954) 786-4098 to determine if addenda were issued and to make such addenda a part of their proposal. Addenda will be posted to the RFP solicitation in the eBid System.

X. Contractor Performance Report

The City will utilize the Contractor Performance Report to monitor and record the successful proposer's performance for the work specified by the contract. The Contractor Performance Report has been included as an exhibit to this solicitation.

COMPLETE THE PROPOSER INFORMATION FORM ON THE ATTACHMENTS TAB IN THE EBID SYSTEM. PROPOSERS ARE TO COMPLETE THE FORM IN ITS ENTIRITY AND INCLUDE THE COMPLETED FORM IN YOUR PROPOSAL THAT MUST BE UPLOADED TO THE RESPONSE ATTACHMENTS TAB FOR THE RFP IN THE EBID SYSTEM.

PROPOSER INFORMATION PAGE

RFP _____, _____
(number) (RFP name)

To: The City of Pompano Beach, Florida

The below named company hereby agrees to furnish the proposed services under the terms stated subject to all instructions, terms, conditions, specifications, addenda, legal advertisement, and conditions contained in the RFP. I have read the RFP and all attachments, including the specifications, and fully understand what is required. By submitting this proposal, I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this proposal.

Proposal submitted by:

Name (printed) _____ Title _____

Company (Legal Registered) _____

Federal Tax Identification Number _____

Address _____

City/State/Zip _____

Telephone No. _____ Fax No. _____

Email Address _____

REQUESTED INFORMATION BELOW IS ON THE ATTRIBUTES TAB FOR THE RFP IN THE EBID SYSTEM. PROVIDE THIS INFORMATION ELECTRONICALLY.

VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES LISTS

Respondent Vendor Name: _____

Vendor FEIN: _____

Section 287.135, Florida Statutes, prohibits agencies from contracting with companies, for goods or services over \$1,000,000, that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List or is engaged in business operations in Cuba or Syria.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List or is engaged in business operations in Cuba or Syria. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject company to civil penalties, attorney's fees, and/or costs.

Certified By (include Name and Title):

Exhibit – Contractor Performance Report

CATEGORY	RATING	COMMENTS
1. Quality Assurance/Quality Control - Product/Services of high quality - Proper oversight - Communication	Poor =1 Satisfactory =2 Excellent =3	
2. Record Keeping -Accurate record keeping -Proper invoicing -Testing results complete	Poor =1 Satisfactory =2 Excellent =3	
3. Close-Out Activities - Restoration/Cleanup - Deliverables met - Punch list items addressed	Poor =1 Satisfactory =2 Excellent =3	
4. Customer Service - City Personnel and Residents - Response time - Communication	Poor =1 Satisfactory =2 Excellent =3	
5. Cost Control - Monitoring subcontractors - Change-orders - Meeting budget	Poor =1 Satisfactory =2 Excellent =3	
6. Construction Schedule - Adherence to schedule - Time-extensions - Efficient use of resources	Poor =1 Satisfactory =2 Excellent =3	
SCORE	_____	ADD ABOVE RATINGS/DIVIDE TOTAL BY NUMBER OF CATEGORIES BEING RATED

RATINGS

Poor Performance (1.0 – 1.59): Marginally responsive, effective and/or efficient; delays require significant adjustments to programs; key employees marginally capable; customers somewhat satisfied.

Satisfactory Performance (1.6 – 2.59): Generally responsive, effective and/or efficient; delays are excusable and/or results in minor program adjustments; employees are capable and satisfactorily providing service without intervention; customers indicate satisfaction.

Excellent Performance (2.6 – 3.0): Immediately responsive; highly efficient and/or effective; no delays; key employees are experts and require minimal direction; customers expectations are exceeded.

**ATTACHMENT A
Innovation District Invitation to Bid**

City of Pompano Beach



and the

Pompano Beach Community Redevelopment Agency



**Prime Parcels (24 Acres Approx.) Available for
Downtown Innovation District Mixed Use Developments**

SECTION I: ABOUT THE PROJECTS

Welcome to the City of Pompano Beach

A stroll along the sandy beaches of the Atlantic Ocean, teeing off at a Greg Norman-designed municipal golf course, appreciating original art at the Bailey Contemporary Arts Center, or just gazing at a mesmerizing fire fountain, all await anyone interested in the Pompano Beach experience.

An ideal city in which to live, work and play, Pompano Beach is conveniently located in the Miami-Fort Lauderdale Metropolitan area and is home to approximately 100,000 full-time residents. The City boasts 25.8 square miles of land area and 3 linear miles of beachfront with a newly constructed waterfront park and plaza that feature lush landscaping, state of the art exercise equipment and walking trails, an interactive children's water fountain, ample parking and a variety of dining venues under construction. Parking is combined with mixed-use retail in an award winning multi-level structure.

The City benefits from 28 million square feet of industrial/warehouse/distribution space and provides a regional center for employment. Pompano Beach is well served by local, regional and international transportation routes. Fort Lauderdale/Hollywood International Airport is a twenty minutes' drive, and Miami International Airport and Palm Beach International Airport are both within one hours' drive. Pompano Beach is also well served by local roadways: I-95 exits right into the Downtown and access to Florida's Turnpike is a five minutes' drive. Additionally, both the FEC and the CSX rail lines connect through the City. And, the Pompano Beach Airpark borders the northeast corner of the Downtown.

The City of Pompano Beach and the Pompano Beach Community Redevelopment Agency are enthusiastically committed to participating fully in the City's renaissance. Over \$75 million dollars have been strategically invested by the City and the CRA in both infrastructure and public amenities, resulting in corresponding private investment in the City's vision.

GENERAL STATISTICS

Population: 106,105 Residents
Average Temperature: 76.1o F
Form of Government: Commissioner/Manager
Median Age: 42.5 Years
Median Household Income: \$43,799
Median Home Sale Price: \$176,200
Median Gross Rent: \$1,128
Unemployment: 6.6%

GREAT LIFESTYLE

- Greg Norman Municipal Golf Course
- Shipwreck Park Underwater Artificial Reef System
- 650+ Acres of Public Parks
- 3 Miles of Exceptional Beachfront
- 300+ Free Community Events
- World Class Cultural Venues

EASY ACCESS

- I-95 & Florida's Turnpike
- Fort Lauderdale/Hollywood International Airport & Sea port Minutes away.
- Miami International Airport & West. Palm Beach International Airports. within 1 hour Drive

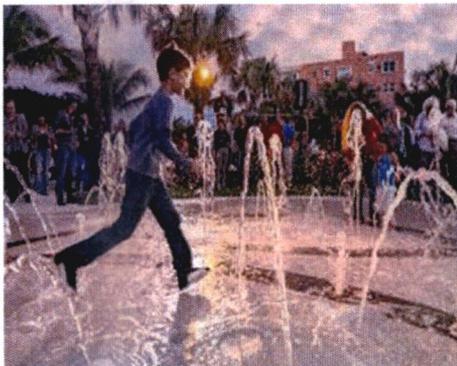


MEDIAN TRAVEL TIME TO WORK
22.9 minutes

TREMENDOUS OPPORTUNITY

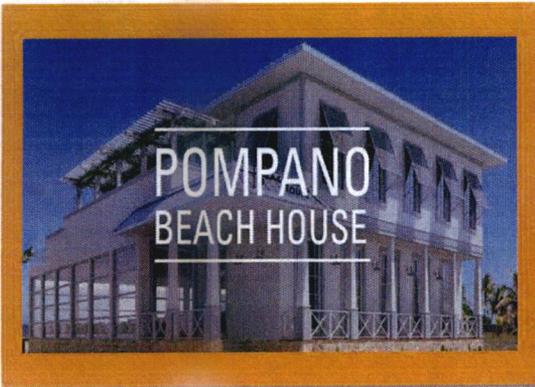
- 30+ Million Sq. Ft. of Industrial/Warehouse/Distribution
- 2 Rail Lines (FEC & CSX)
- Pompano Beach Air Park with Developable Hangar space

New private projects include: *Sabbia Beach*, an extraordinary boutique property with a collection of 68 ultra-luxurious oceanfront residences, with sweeping views of the Atlantic Ocean, from the \$900Ks; a newly renovated *Marriott* beachfront resort featuring private balconies with ocean vistas and all on-beach hotel amenities; and *Koi Residences & Marina*, on the fringe of the Downtown, a master planned collection of waterfront villas, lofts, and condominium homes featuring resort-style amenities nestled within beautifully landscaped surroundings, nature trails and a 26-slip marina.

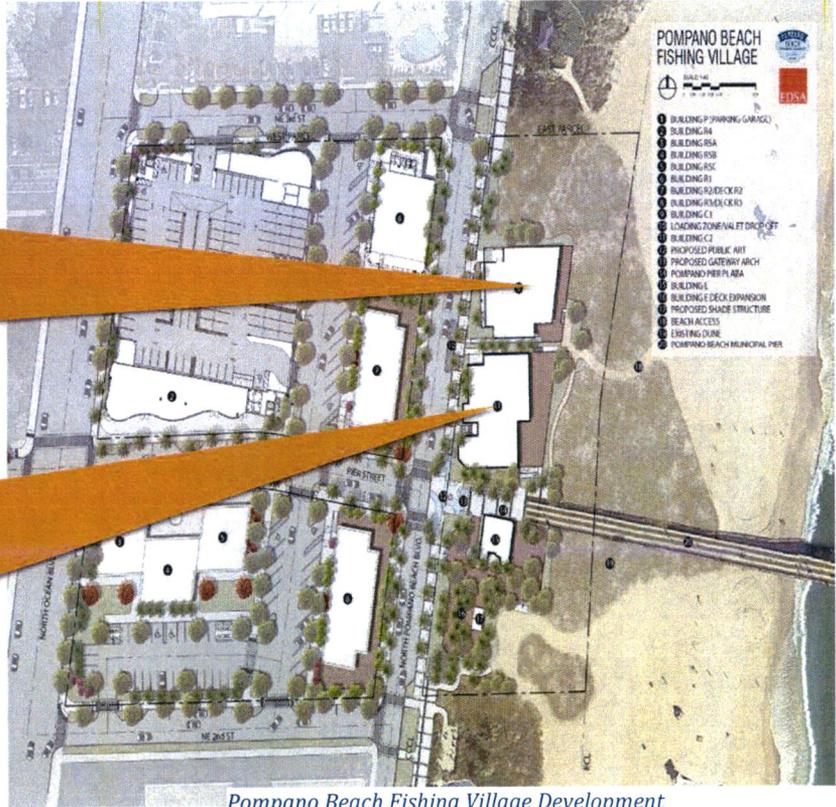
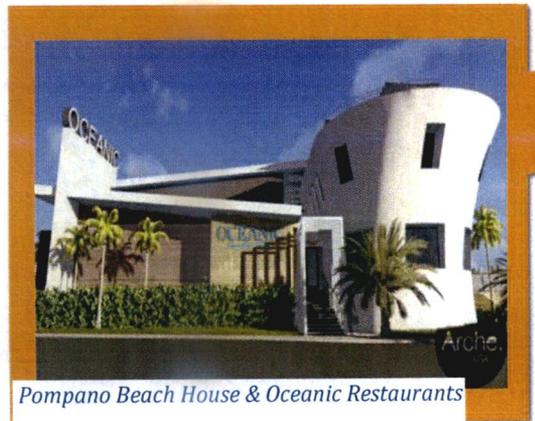




Pompano Beach Pier Garage



Pompano Beach House & Oceanic Restaurants



Pompano Beach Fishing Village Development



Shipwreck Park, the sunken Lady Luck Diving Attraction



Unique Neighborhood Characteristics & Layout



Greg Norman Signature Pines Course, Pompano Beach



26 Degrees Brewing Company



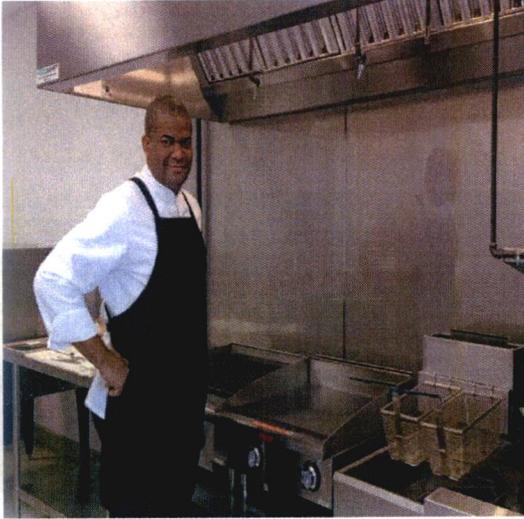
Sabbia Beach Luxury Condos



Koi Residences & Marina



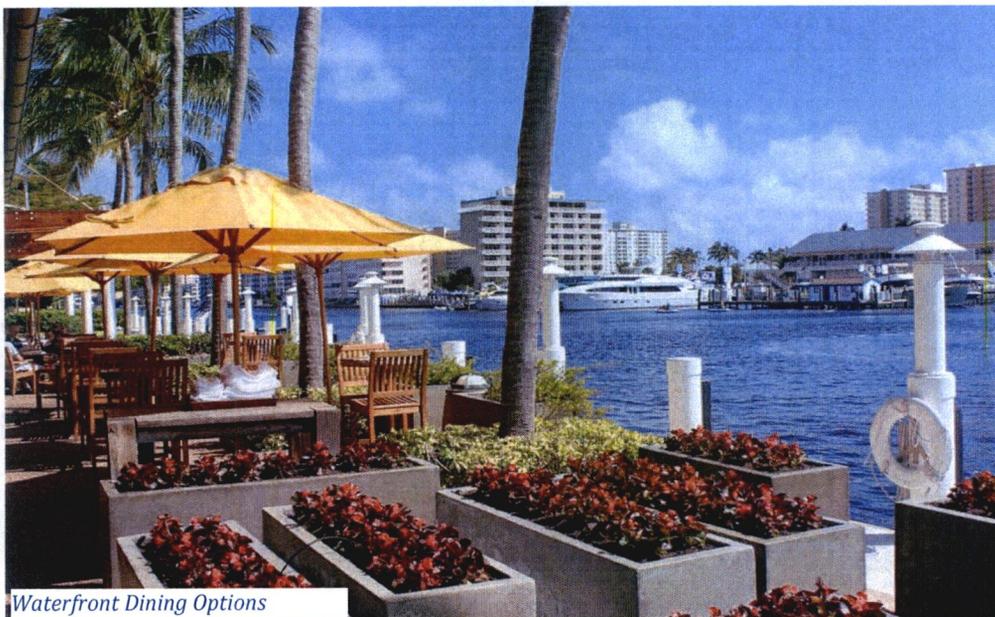
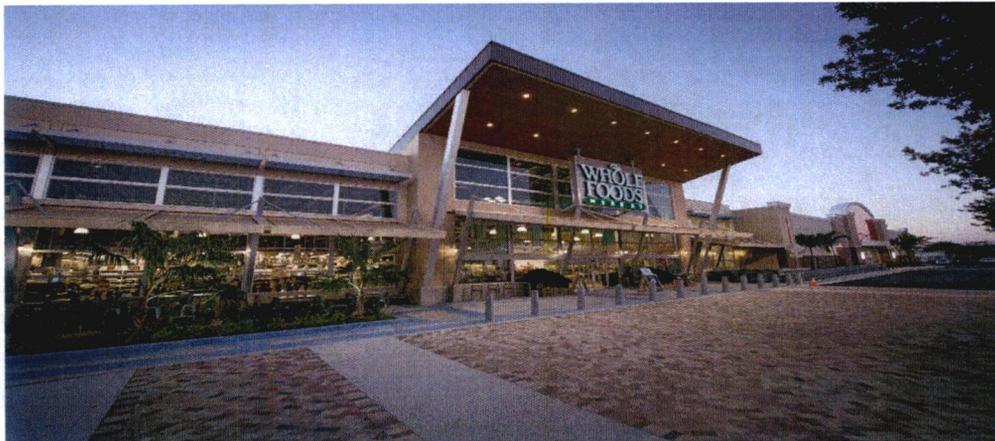
Historic Sample-McDougald House



PMP | Copyright by Florida Metal | 2008-03-08 | Airport-Data.com



Booming Industrial Economy



Waterfront Dining Options



The Foundry, Pompano Beach

The Downtown

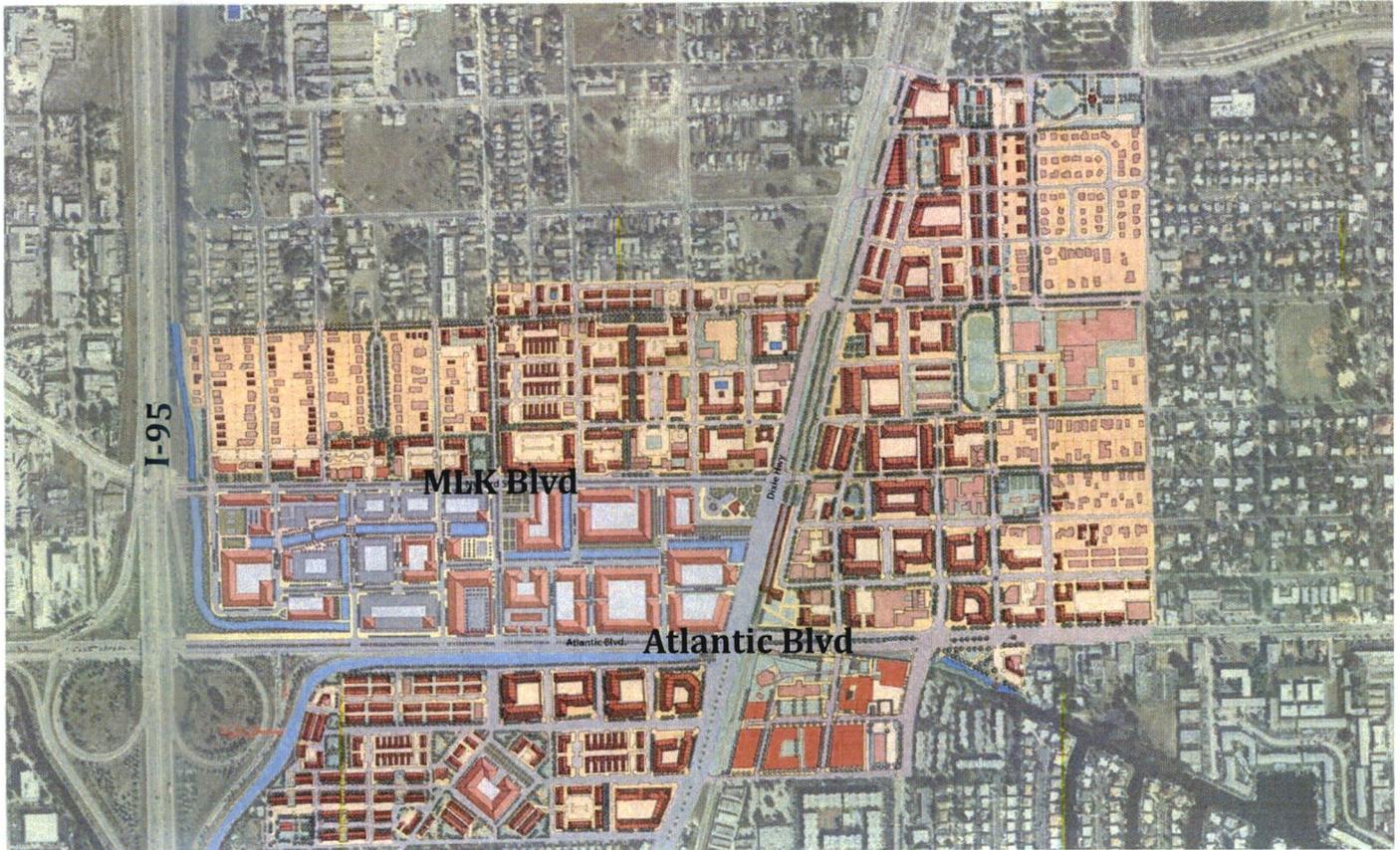
The Downtown, a 400-plus acre area, features four distinct sections: Old Town; the Civic Commons; Residential Neighborhoods; and the Innovation District. The City and the CRA are working together to redevelop the Downtown in a manner that fosters the City's urban design vision. This vision considers the arrangement and design of buildings, as well as the relationship to streets, public spaces, transportation, and infrastructure. It's a framework that orders the elements into an inviting network of streets, squares and blocks that blend architecture, landscaping and city planning to make urban areas both functional and attractive. It promotes connections between people and places, between movement and urban form, and between the pedestrian experience and building fabric. This urban design vision draws together all aspects of the physical environment and the community it surrounds to create a place of distinct beauty and identity.

Old Town is best described as an historic retail and entertainment district. A 1932 hotel known as The Bailey has been repurposed into the Bailey Contemporary Arts Center (BaCA), an exquisite cultural arts venue, offering studios for aspiring artists, galleries for showings, Blooming Bean coffee cafe and an entertainment area for special events. Old Town's public plaza is home to the City's new fire fountain, a unique technological and engineering phenomenon that literally produces fire from the water the fountain sprays.

The **Civic Commons** comprises the existing City Hall and a newly constructed state-of-the-art cultural center which includes a digital media center, performing arts venue, exhibit space and public library. Phase 2 of the Civic Commons will feature several acres of developable land.

The **Residential Neighborhoods** consist of historic housing, together with an emerging mix of single and multi-family dwellings that offer affordable, work-force and market rate housing.

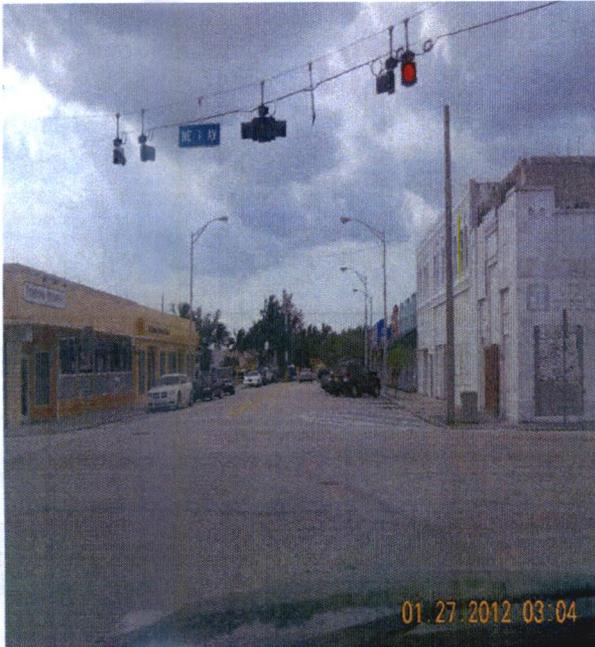
Because of the importance of the **Innovation District** to the proposed project, it is discussed in its own section below.



Downtown Master Plan



Old Town Civic Plaza & Fire Fountain



Old Town Streetscape Improvements Before & After



New Restaurant & Brew Pub Tenants in Old Town

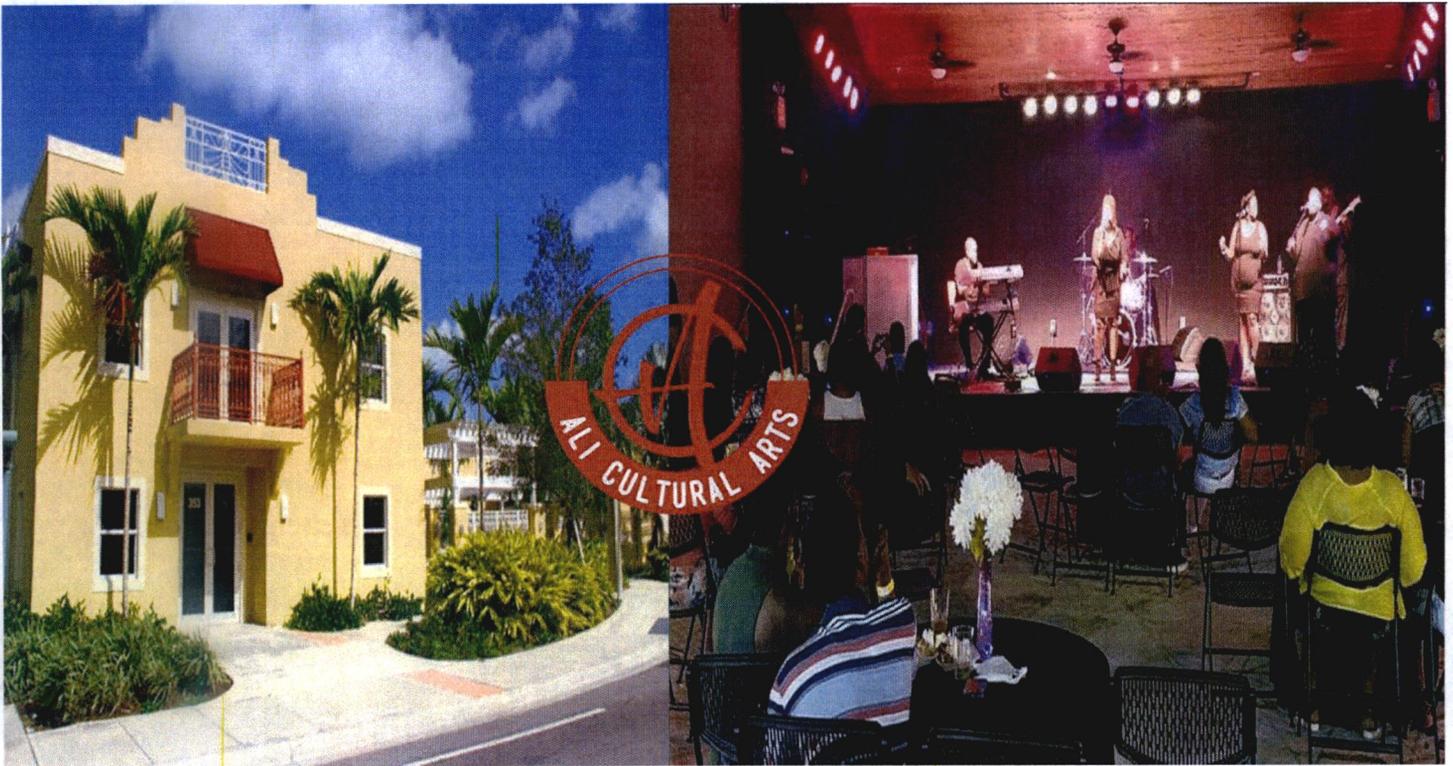


Old Town Untapped First Friday Festival



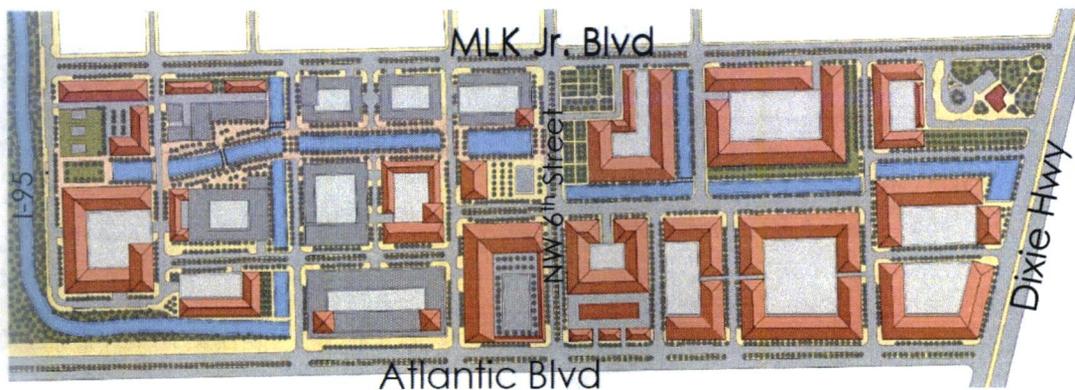
Mural Wall in Old Town





The Innovation District

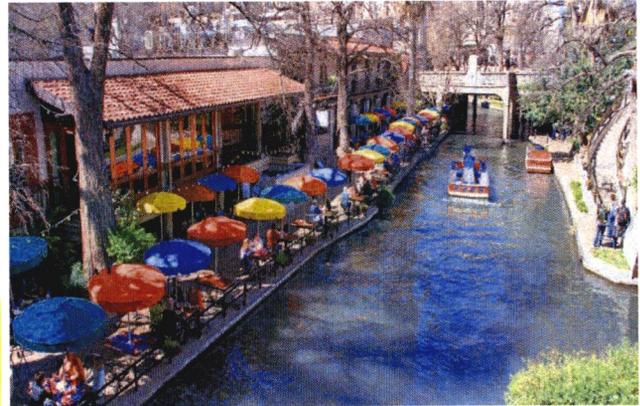
Although the districtwide drainage has not been designed, the options include dry-retention ponds, undergrounding tanks and storage, or designing a creative solution for above ground drainage and retention. Previous discussions have included creating a one-of-a-kind storm water drainage system featuring a series of canals that form a riverfront, a design that will enhance the public realm with its public amenities and further the City's urban design vision. Using a "Riverwalk" concept to make up the drainage system would offer a distinct and beautiful solution to what is often an uninspiring feature of drainage infrastructure. The linear style system would eliminate the use of dry-retention ponds and allow developers to make greater use of parcels due to increased build-out capacity.



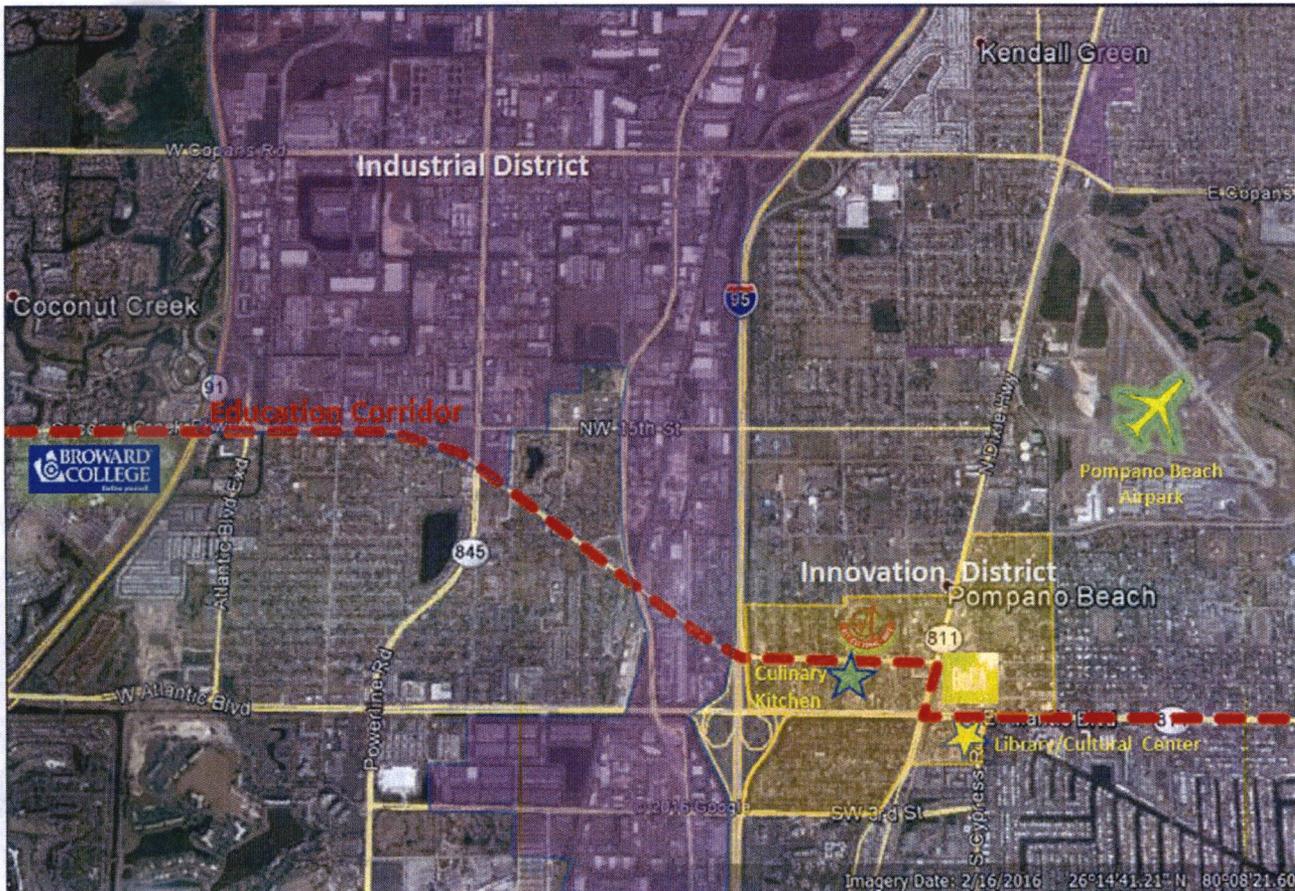
The CRA has \$2 million dollars to assist in the design and construction of an infrastructure and drainage plan. To create the urban density sought after in the Innovation District, the CRA is contemplating a model for managing drainage and storm water requirements that also creates economic and real estate value similar to the scale of the canals in San Antonio (Texas) or Amsterdam (Netherlands). This option would generate value as a visual amenity, offering scenic views from windows and creating the ambience of riverside walking and dining. Provided the riverfront drainage system is the preferred option, the development process will be expedited by locating the Riverwalk drainage system on parcels already owned by the CRA. A depiction of the proposed Riverwalk location is illustrated above.



Canal-Side Dining in Amsterdam



San Antonio Riverwalk



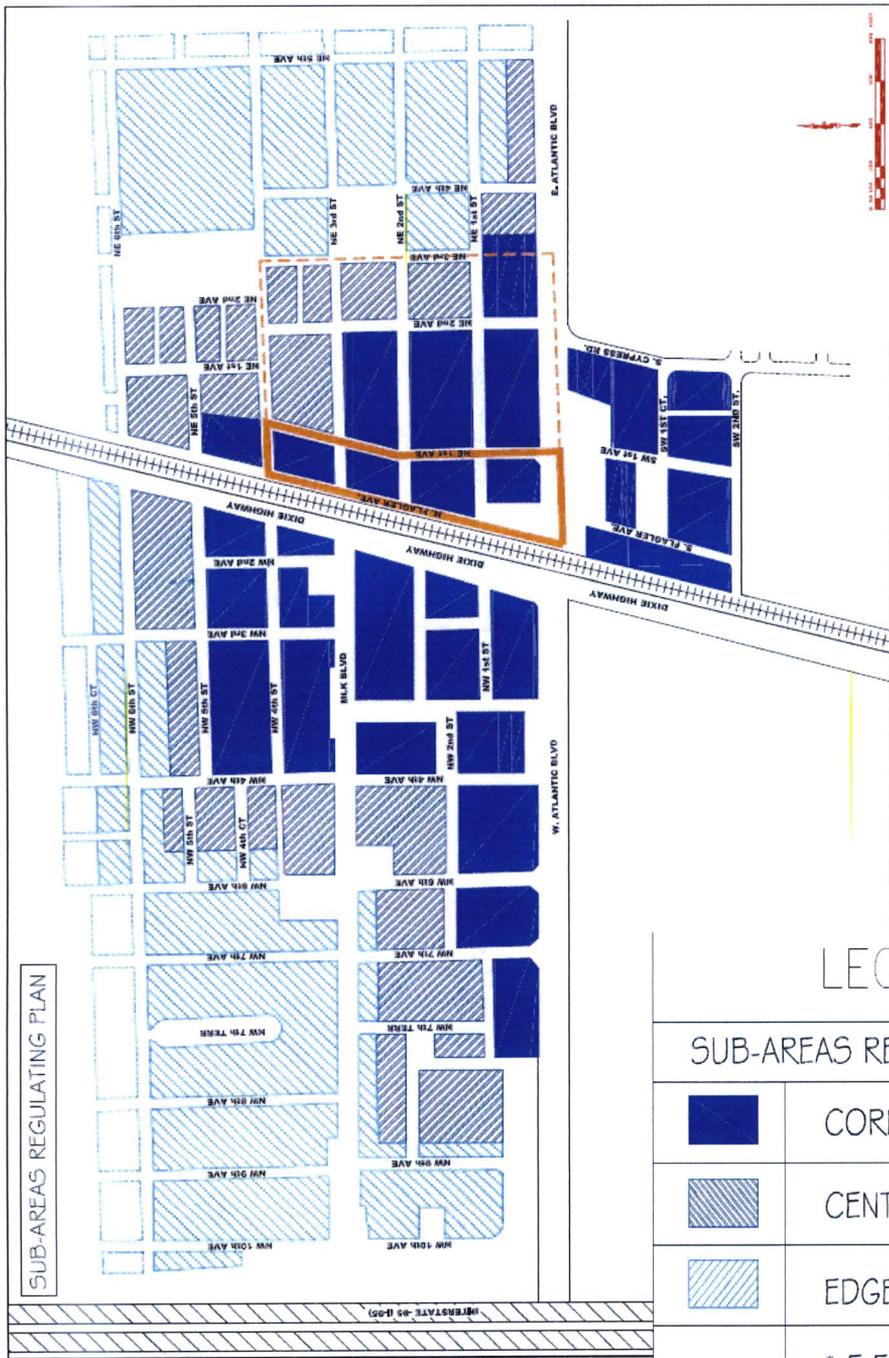
Innovation District in Proximity to Economic Assets

Land Use and Zoning

Approximately 65 City and CRA owned parcels of land spread throughout the Downtown, primarily within the Innovation District, are available for development in this Invitation. The parcels fall under the Downtown Pompano Beach Overlay District (DPOD) zoning district. The DPOD encourages an urban form that promotes transit usage and pedestrian oriented development and is governed by a series of Regulating Plans that delineate the specific development standards that must be met and the locations in which they apply. The Sub-Areas Regulating Plan divides the DPOD into three Sub-areas: Core, Center and Edge. The highest density and intensity within the DPOD is allocated to the Core Sub-area. The densities and intensities then gradually decrease from the Core to the Center Sub-area where mixed-uses are still permitted and then further decrease to the Edge Sub-area which is characterized by single uses, including low density residential. The Building Heights Regulating Plan establishes the maximum building height. The Density Regulating Plan establishes the minimum and maximum allowable residential density permitted. In order to incentivize development around public

transportation, the City/CRA has introduced an amendment (pending approval, April 2017 by City Commission) to remove the maximum unit per acre density restrictions within a new Transit Core Area of the Downtown. Density Areas that fall within the Transit Core Area shall be required to provide the minimum density as specified in the Density Regulating Plan, where residential is required, and shall not be subject to a maximum number of dwelling units per acre. The maximum density for residential development within the Transit Core Area boundary shall be limited by only the building envelope, which is prescribed by the maximum permitted building height, tower floorplate sizes and building length. The Building Placement Regulating Diagrams provides a schematic representation of the various building typologies by sub-area.

The diagrams below demonstrate the required setbacks, lot standards, and profiles of structures. Not all building typologies are permitted in each sub-area. The Use Regulating Plan delineates the areas where specified land uses and development of various types are permitted. The Designated Open Space and Greenway System Regulating Plan designates open spaces and a greenway system, is to be shown in all development plans. Lastly, the Street Network Connectivity Regulating Plan shows the location of existing and new streets needed to create the prescribed network of streets within the DPOD. Master development proposals must conform to the standards outlined by the DPOD Regulating Plans. County approvals related to impact fees and concurrency apply and should be reviewed prior to submitting proposals.



SUB-AREAS REGULATING PLAN

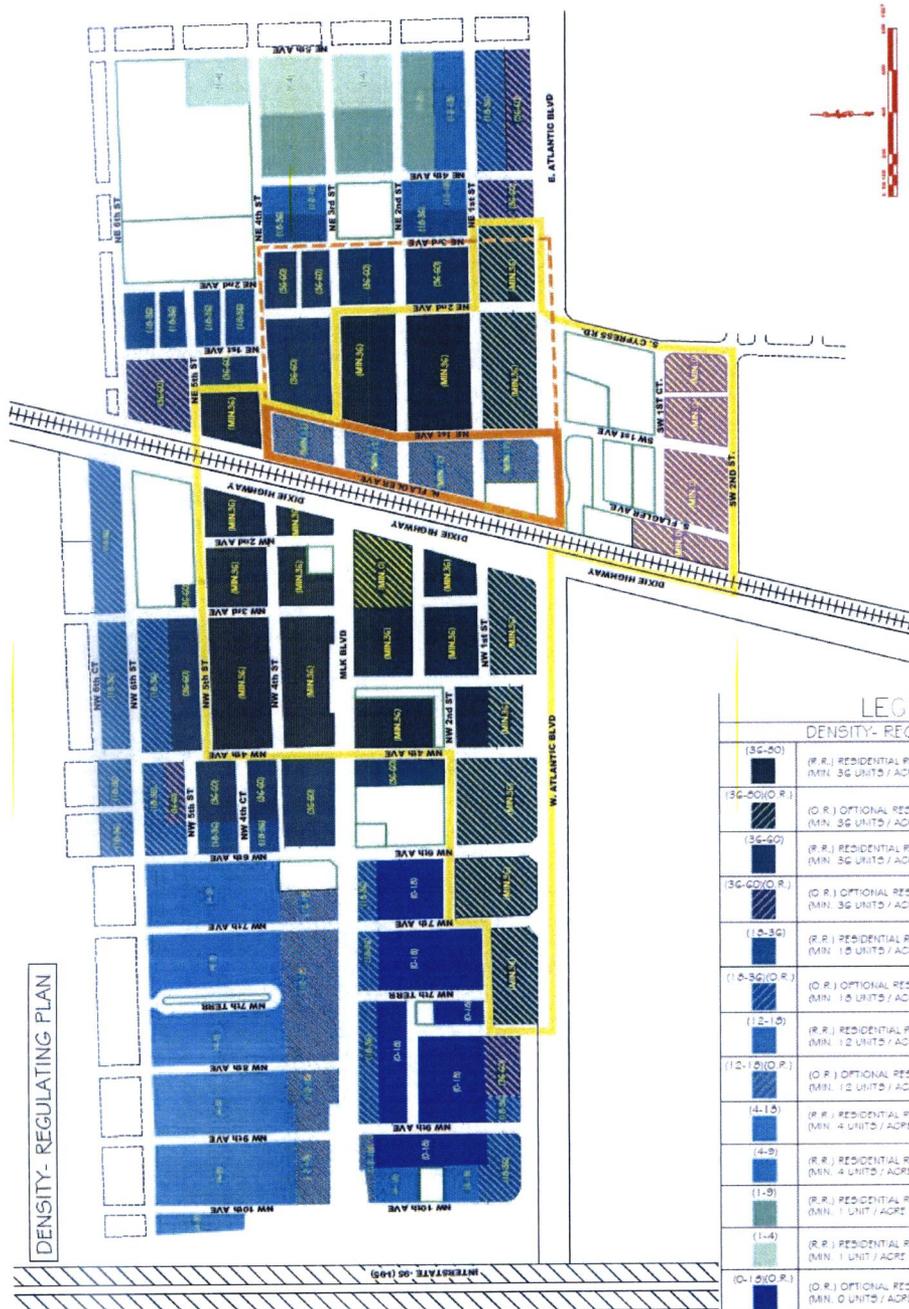
LEGEND

SUB-AREAS REGULATING PLAN	
	CORE SUB-AREAS
	CENTER SUB-AREAS
	EDGE SUB-AREAS
	* F.E.C. RAILWAY
	HISTORIC CORE
	HISTORIC TRANSITION



DESIGNATED PUBLIC OPEN SPACE
& GREENWAY SYSTEM REGULATING PLAN

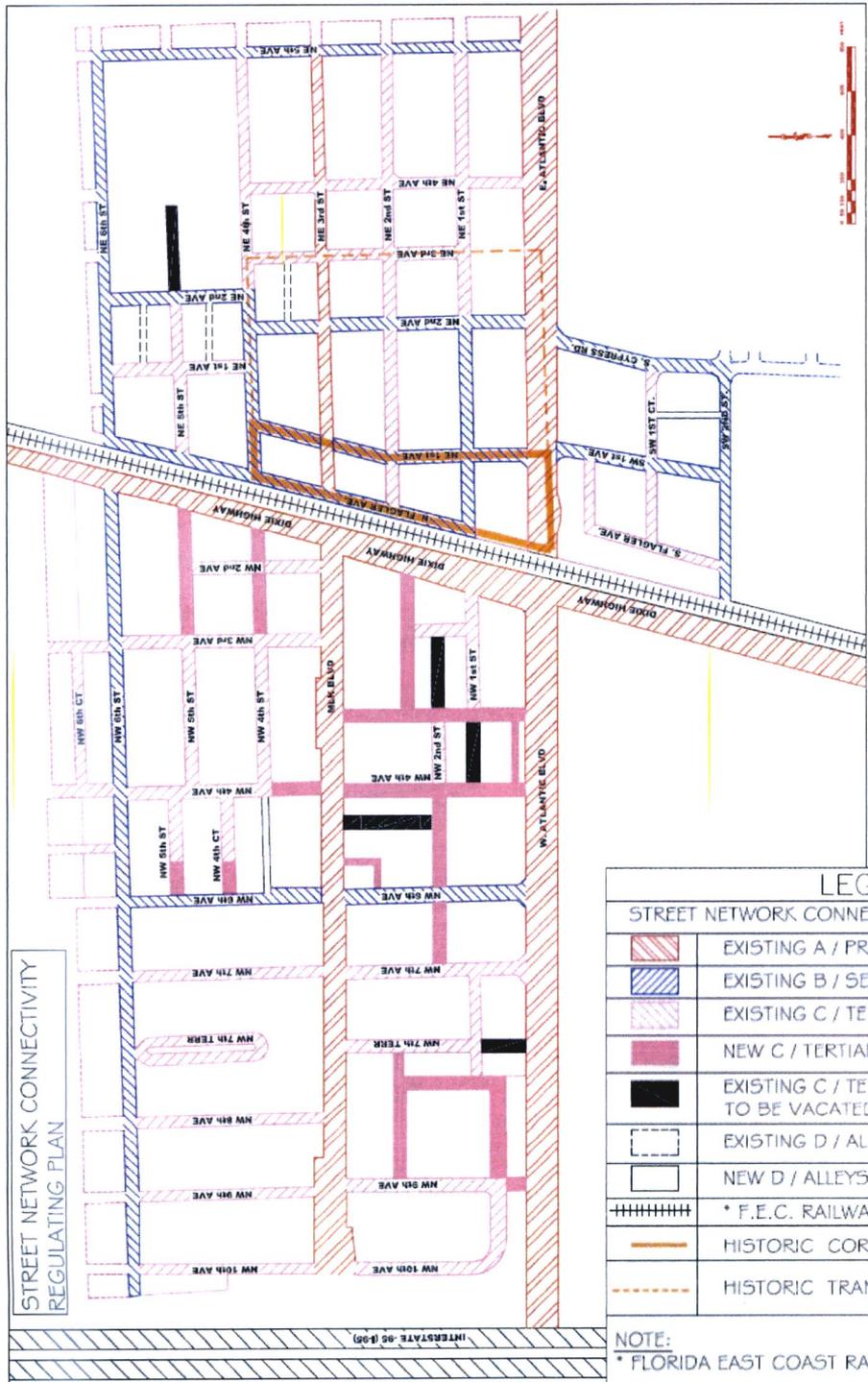
LEGEND	
DESIGNATED PUBLIC OPEN SPACE & GREENWAY SYSTEM REGULATING PLAN	
	OPEN SPACE
	OPEN SPACE (OUTSIDE OF DPTOC DISTRICT)
	NEW GREENWAY SYSTEM
	* F.E.C. RAILWAY
	HISTORIC CORE
	HISTORIC TRANSITION



DENSITY- REGULATING PLAN

LEGEND
DENSITY- REGULATING PLAN

(35-50)	(R.R.) RESIDENTIAL REQUIRED (MIN. 35 UNITS / ACRE NET, MAX. 50 UNITS / ACRE NET)
(35-50)(O.R.)	(O.R.) OPTIONAL RESIDENTIAL (1) (MIN. 35 UNITS / ACRE NET, MAX. 50 UNITS / ACRE NET)
(35-60)	(R.R.) RESIDENTIAL REQUIRED (MIN. 35 UNITS / ACRE NET, MAX. 60 UNITS / ACRE NET)
(35-60)(O.R.)	(O.R.) OPTIONAL RESIDENTIAL (1) (MIN. 35 UNITS / ACRE NET, MAX. 60 UNITS / ACRE NET)
(15-35)	(R.R.) RESIDENTIAL REQUIRED (MIN. 15 UNITS / ACRE NET, MAX. 35 UNITS / ACRE NET)
(15-35)(O.R.)	(O.R.) OPTIONAL RESIDENTIAL (1) (MIN. 15 UNITS / ACRE NET, MAX. 35 UNITS / ACRE NET)
(12-15)	(R.R.) RESIDENTIAL REQUIRED (MIN. 12 UNITS / ACRE NET, MAX. 15 UNITS / ACRE NET)
(12-15)(O.P.)	(O.R.) OPTIONAL RESIDENTIAL (1) (MIN. 12 UNITS / ACRE NET, MAX. 15 UNITS / ACRE NET)
(4-15)	(R.R.) RESIDENTIAL REQUIRED (MIN. 4 UNITS / ACRE NET, MAX. 15 UNITS / ACRE NET)
(4-9)	(R.R.) RESIDENTIAL REQUIRED (MIN. 4 UNITS / ACRE NET, MAX. 9 UNITS / ACRE NET)
(1-9)	(R.R.) RESIDENTIAL REQUIRED (MIN. 1 UNIT / ACRE NET, MAX. 9 UNITS / ACRE NET)
(1-4)	(R.R.) RESIDENTIAL REQUIRED (MIN. 1 UNIT / ACRE NET, MAX. 4 UNITS / ACRE NET)
(0-15)(O.R.)	(O.R.) OPTIONAL RESIDENTIAL (MIN. 0 UNITS / ACRE NET, MAX. 15 UNITS / ACRE NET)
(0-60)(O.P.)	(O.R.) RESIDENTIAL OPTIONAL (MIN. 0 UNITS / ACRE NET, MAX. 60 UNITS / ACRE NET)
(0-50)(O.P.)	(O.R.) OPTIONAL RESIDENTIAL (MIN. 0 UNITS / ACRE NET, MAX. 50 UNITS / ACRE NET)

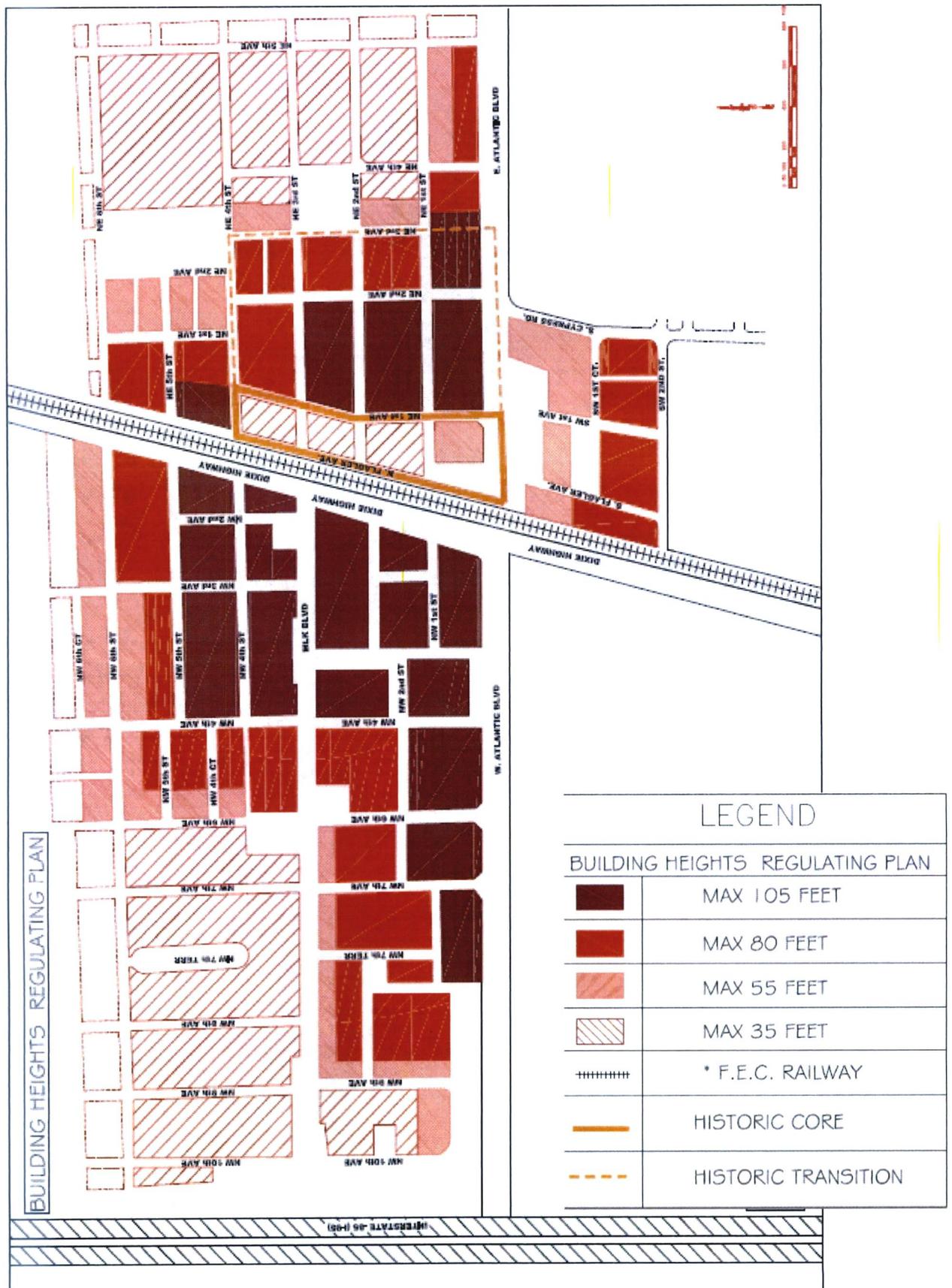


LEGEND

STREET NETWORK CONNECTIVITY REGULATING PLAN	
	EXISTING A / PRIMARY STREET
	EXISTING B / SECONDARY STREET
	EXISTING C / TERTIARY STREET
	NEW C / TERTIARY STREET
	EXISTING C / TERTIARY STREET TO BE VACATED
	EXISTING D / ALLEYS
	NEW D / ALLEYS
	* F.E.C. RAILWAY
	HISTORIC CORE
	HISTORIC TRANSITION

NOTE:
* FLORIDA EAST COAST RAILWAY

NOTE:
** EXISTING STREETS THAT ARE PROPOSED TO BE VACATED SHALL ONLY BE VACATED IF SUFFICIENT CONNECTIVITY IS ESTABLISHED WITHIN THE SAME DEVELOPMENT, AND FOR THE PURPOSE OF ASSEMBLING PARCELS FOR DEVELOPMENT.



BUILDING HEIGHTS REGULATING PLAN

LEGEND

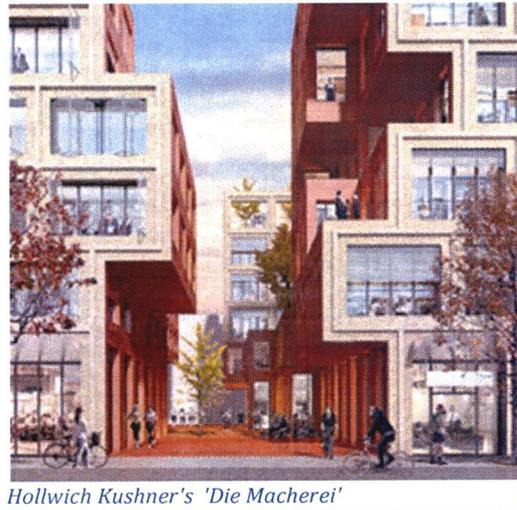
BUILDING HEIGHTS REGULATING PLAN	
	MAX 105 FEET
	MAX 80 FEET
	MAX 55 FEET
	MAX 35 FEET
	* F.E.C. RAILWAY
	HISTORIC CORE
	HISTORIC TRANSITION

Projects

1. Vision

The City and CRA seek a series of signature projects within the Innovation District that combine iconic architecture and mixed uses, as well as compliment the unique public realm that would result from the linear-style drainage system plan. Ideally, the drainage system will connect the projects, although each individual project opportunity will be a stand-alone development. Responders will be encouraged to identify acquisition and redevelopment opportunities on contiguous parcels that are not owned by the City or the CRA for further assemblage. Appropriate uses in the Innovation District could include: corporate headquarters; general office and commercial; hotel; educational and/or vocational; clean technology; information technology; financial and professional services and residential. Ground floor uses should include retail and pedestrian-oriented uses that activate the street. Additionally, building design should account for the public spaces in-between buildings to further enhance the pedestrian experience. An excellent example is Hollwich Kushner's 'Die Macherei' design; the comprehensive integration of public space that separates buildings encourages social activity and promotes a unified urban community.

The City and the CRA's vision is to create a vibrant and pedestrian friendly, mixed-use environment throughout the entire Downtown. The redevelopment is inspired by the global rise of the "Innovation District" concept that emphasizes a combination of business, technical, corporate, government, hospitality, education and cultural uses. Successful innovation districts embody the notion of "live, work, play" environments by integrating a variety of daytime (office, commercial, retail, technical, etc.) and nighttime (restaurants, breweries, cultural arts, hospitality etc.) economic uses with a dense residential component. New developments in the Downtown will consist of active uses on the ground floor and residential and commercial uses on the upper floors. Creating economic opportunities for residents is a goal of the CRA; proposed uses in the Innovation District should therefore promote job growth, preferably with high wage job opportunities.



Hollwich Kushner's 'Die Macherei'



Inspiration- Building Design and Canal Integration



Inspiration- Mixed Use Building Design



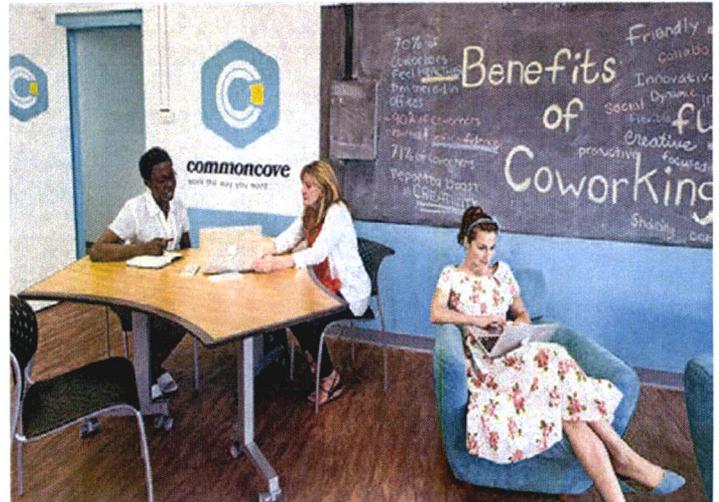
Inspiration- Downtown Culture



Inspiration- Canal-side Dining & Activity



Co-working in City Vista



Aviation & Aerospace

Florida has long been the world's premier gateway to space, the undisputed air traffic hub of the Americas, a major hub for flight training and MRO, and home to leading...



Life Sciences

After years of aggressive, coordinated effort, Florida has firmly established itself as a true hub for the life sciences. Today, Florida is home to some of the nation's most highly...



Manufacturing

Florida's advanced manufacturing industries are diverse and include sectors producing intermediate and finished products ranging from plastics, to textiles, to motor vehicles. In total, Florida is home to over 19,000...



Defense & Homeland Security

The defense and homeland security industry is comprised of innovative companies pursuing the development of products and solutions to support our military and protect civilian populations from terrorist attacks and...



Information Technology

Florida has remained at the forefront of Intotech innovation since the birth of the IBM PC in Boca Raton. The state's industry strengths are diverse, and range from photonics,...



Financial & Professional Services

Florida's diversified economic structure has enabled it to be a global player in the provision of high value-added services in finance, insurance, architecture, accounting, consulting, engineering, and more. Florida's proximity...



Logistics & Distribution

Logistics is big business in Florida, where the broader wholesale trade, transportation and logistics industry employs more than half a million Floridians. Nearly every major global logistics integrator already...



Cleantech

Floridians understand the undeniable link between sustainability and the economy, and are building a robust cleantech industry, with particular strength in energy, efficiency, and environmental technologies. Florida is already...



Headquarters

Florida is the 3rd largest state and the 19th largest economy in the world. If Florida were a country - companies across industries can benefit from our large market, large...

Florida Targeted Industries, Enterprise Florida

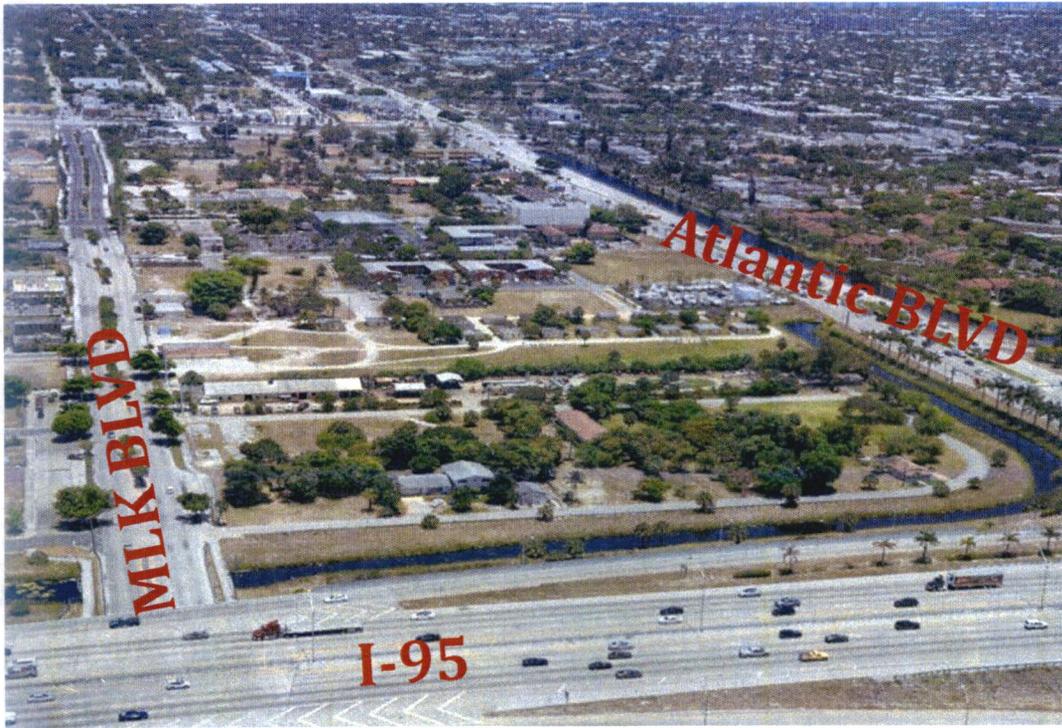
2. Size and Location

The Projects comprise 65 parcels, many of which are assembled. The parcels range from .2 acres and the assemblages range up to 7.7 acres. The western-most portion of the site (located along I-95) is one of the only assemblages left in south Florida that is undeveloped along the busy I-95 corridor with a major exit to an urban area and to the Atlantic Ocean. Proposals should take advantage of this valuable site's highway visibility and propose iconic features that help brand the Downtown as an economically strong and vibrant area.

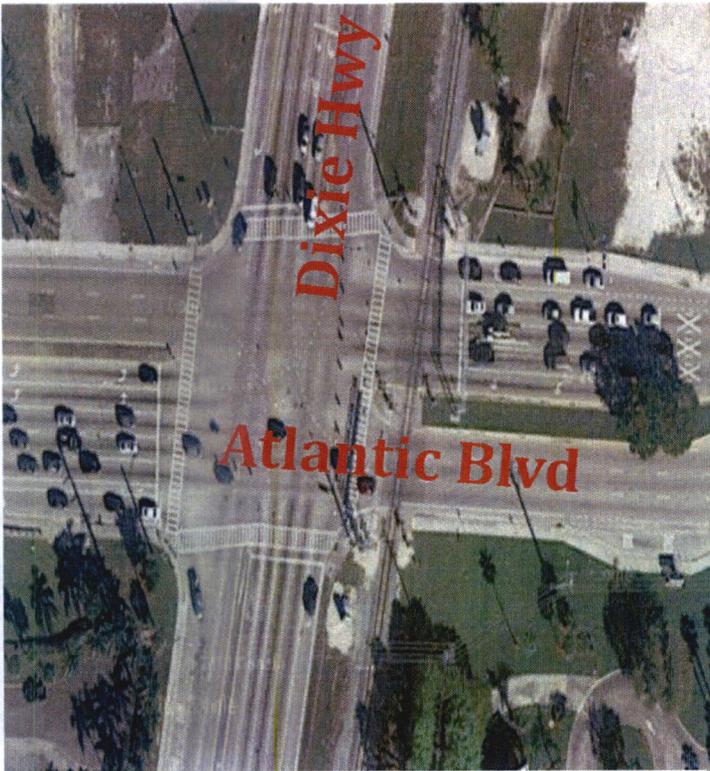
The Projects are bounded by three multi-lane highways: I-95, Atlantic Boulevard, and Dixie Highway, all major corridors with substantial traffic counts. The City recently assumed ownership of Atlantic Boulevard and Dixie Highway and intends to invest approximately \$5 million dollars in renovating these roadways, producing improved landscaping and beautifying the major intersections, as well as major access points to the Innovation District.

3. The CRA and Funding Participation

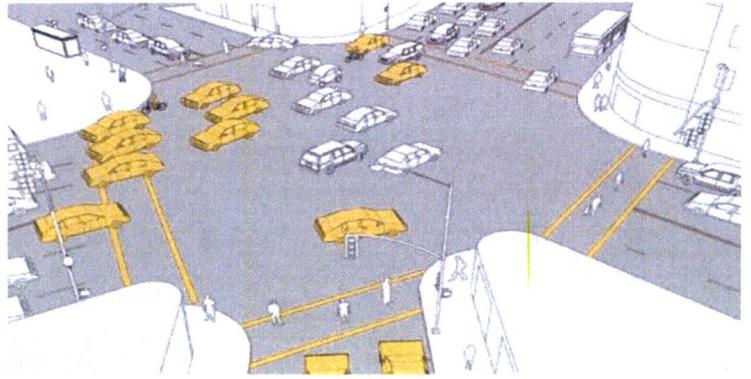
a. Northwest Pompano Beach Community Redevelopment Agency



Aerial View of Innovation District Redevelopment Area



Current Intersection at Atlantic Blvd & Dixie Hwy



Sample Intersection Re-Design

The Northwest Pompano Beach Community Redevelopment Agency (CRA) is vested by the State of Florida pursuant to its powers under Florida Statutes, Chapter 163, Part III, and the Community Redevelopment Act of 1969, as amended, with the authority to request proposals for the redevelopment of an area within its district consistent with the goals and objectives of the Pompano Beach Community Redevelopment Plan.

The Agency is a dependent special district in the City of Pompano Beach and exists as a distinct legal entity governed by a board of directors (the CRA Board) for the purpose of eliminating slum and blighted conditions within prescribed geographic boundaries. The City Commission sits as the CRA Board. The Northwest CRA district consists of approximately 3,084 acres, which represents 22% of the land area of the City.

Empowered by the Community Redevelopment Act to undertake a broad range of activities designed to eliminate slum and blighted conditions, the CRA has the power to buy, sell, assemble, hold, or dispose of property, and has the authority to issue redevelopment bonds and receive incremental ad valorem tax revenues from designated taxing authorities in order to fund its activities.

b. Legal Description of Parcels



CRA Owned Lands			
	Folio Number	Legal Description	Acres
Lot 1	48-42-35-22-0010	BEVILL & SAXONS ADD 3-2 B LOT 1 TO 3,LESS BEGIN NW COR OF LOT 3,E 150 TO E/L LOT 1, S 36.46,W 150.47 TO W/L LOT 3, N 24.70 TO POB,43,44 AKA: PARCEL A CASE #02-018487	0.47
Lot 2	48-42-35-22-0240	BEVILL & SAXONS ADD 3-2 B LOT 42	0.17
Lot 3	48-42-35-22-0230	BEVILL & SAXONS ADD 3-2 B LOT 41	0.18
Lot 4	48-42-35-22-0220	BEVILL & SAXONS ADD 3-2 B LOT 40	0.18
Lot 5	48-42-35-22-0210	BEVILL & SAXONS ADD 3-2 B LOT 39	0.18
Lot 6	48-42-35-22-0200	BEVILL & SAXONS ADD 3-2 B LOT 38	0.18
Lot 7	48-42-35-22-0190	BEVILL & SAXONS ADD 3-2 B LOT 37	0.18
Lot 8	48-42-35-00-1030	35-48-42 LOT 50 X 125 IN NW COR OF W 1 AC OF N1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD	0.09
Lot 9	48-42-35-00-1040	35-48-42 W 1 AC LESS E 100 & LESS W 50 OF N 125 OF N1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD	0.34
Lot 10	48-42-35-00-1050	35-48-42 E 100 OF W 1 AC OF N1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4,LESS BEGIN NW COR OF SAID PARCEL,E ALG N/L 100,S 56.28, W 100.02,N 54.51 TO POB FOR R/W TO CITY	0.24
Lot 11	48-42-35-00-1060	35-48-42 E 150 OF W 424 OF N 158.59 OF N1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD	0.37
Lot 12	48-42-35-05-0010	35-48-42 W 50 OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD	0.18
Lot 13	48-42-35-05-0020	35-48-42 E 50 OF W 100 OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD	0.19
Lot 14	48-42-35-05-0030	35-48-42 E 50 OF W 150 OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD	0.19
Lot 15	48-42-35-05-0040	35-48-42 E 50 OF W 200 OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD	0.19
Lot 16	48-42-35-05-0050	35-48-42 E 50 OF W 250 OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD	0.19
Lot 17	48-42-35-05-0060	35-48-42 E 50 OF W 300 OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD	0.19
Lot 18	48-42-35-05-0070	35-48-42 E 50 OF W 350 OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD	0.19
Lot 19	48-42-35-05-0080	35-48-42 E 50 OF W 400 OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD	0.19
Lot 20	48-42-35-05-0090	35-48-42 E 50 OF W 450 OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD & LESS POR DESC IN OR 36893/1127 DESC AS E 27.5 OF SAID PAR	0.09
Lot 21	48-42-35-20-0190	WOODRUFFS ADD 2-55 PB LOT 27	0.17
Lot 22	48-42-35-20-0180	WOODRUFFS ADD 2-55 PB LOT 26	0.17
Lot 23	48-42-35-20-0170	WOODRUFFS ADD 2-55 PB LOT 25	0.17
Lot 24	48-42-35-20-0160	WOODRUFFS ADD 2-55 PB LOT 24	0.16
Lot 25	48-42-35-20-0150	WOODRUFFS ADD 2-55 PB LOT 23	0.17
Lot 26	48-42-35-20-0140	WOODRUFFS ADD 2-55 PB LOT 22	0.16
Lot 27	48-42-35-20-0130	WOODRUFFS ADD 2-55 PB LOT 21	0.16

Lot 28	48-42-35-20-0120	WOODRUFFS ADD 2-55 PB LOT 20	0.17
Lot 29	48-42-35-20-0110	WOODRUFFS ADD 2-55 PB LOT 19	0.17
Lot 30	48-42-35-20-0206	WOODRUFFS ADD 2-55 PB LOTS 34 LESS W 30 & LESS S 15, 35 W 36 LESS S 15	0.17
Lot 31	48-42-35-20-0200	WOODRUFFS ADD 2-55 PB LOTS 35 LESS W 36 & LESS S 15, 36 W 42 LESS S 15	0.16
Lot 32	48-42-35-20-0201	WOODRUFFS ADD 2-55 PB LOTS 30 LESS W 6 & LESS S 15, 31 W 12 LESS S 15	0.16
Lot 33	48-42-35-20-0100	WOODRUFFS ADD 2-55 PB LOT 18	0.16
Lot 34	48-42-35-20-0090	WOODRUFFS ADD 2-55 PB LOT 17	0.16
Lot 35	48-42-35-20-0070	WOODRUFFS ADD 2-55 PB LOT 15 & 16 LESS W 6 & TOGETHER WITH W 1/2 OF VAC'D POR OF NW 3RD AVE LYING E & ADJ TO LOT 15	0.42
Lot 36	48-42-35-20-0051	WOODRUFFS ADD 2-55 PB LOT 10 E 35.50, 14 E 35.50 & TOGETHER WITH W 1/2 OF VAC'D NW 2ND AVE LYING E & ADJ TO SAID LOTS	0.30
Lot 37	48-42-35-20-0030	WOODRUFFS ADD 2-55 PB LOTS 3 TO 5 LESS ST, 6 LESS BEG AT SW COR LOT 6, RUN E 109.1, NE 5.51, W 109.1, S 4.32 TO POB & LESS ST & LESS PARCEL 124 PER CA 87-07659; & TOGETHER WITH POR OF E 1/2 OF VACD NW 2ND AVE LYING W & ADJ TO LOTS 3 TO 6	0.18
Lot 38	48-42-35-20-0042	WOODRUFFS ADD 2-55 PB POR LOT 6 DESC AS BEG SW COR LOT 6, E 109.10, NE 5.51, W 109.10, SLY 4.32 TO POB & LOTS 7, 8 & 9, LESS COMM SW COR LOT 9, E 24.15 TO POB E 84.97, NE 99.11, W 56.54, SW 109.42 TO POB & TOGETHER WITH E 1/2 OF VAC'D NW 2ND AVE LYING W & ADJ TO LOTS 6 THRU 9	0.10
Lot 39	48-42-35-00-1160	35-48-42 E 70 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 LESS S 76.38 FOR C & SFFCD LESS PAR 135 FOR RD R/W	0.30
Lot 40	48-42-35-08-0310	RE-SUBDIVISION OF LOT 15 OF SUBDIVISION OF SEC 35 T 48S R 42E B-76 D LOT 14 LESS C & SFFCD & LESS R/W AS DESC IN OR 2462/768 & LESS OR 2899/927, 15 LESS R/W AS DESC IN OR 2462/768 & LESS OR 2899/927, 16 LESS R/W AS DESC IN OR 2462/768 & LESS OR 2899/927 ALL LESS THEREFROM PAR 130 IN CA 87-07594	0.52
Lot 41	48-42-34-01-0180	RAINELLE TERRACE 4-25 B LOT 18	0.21
Lot 42	48-42-34-010170	RAINELLE TERRACE 4-25 B LOT 17	0.18
Lot 43	48-42-34-01-0130	RAINELLE TERRACE 4-25 B LOT 13	0.18
Lot 44	48-42-34-01-0120	RAINELLE TERRACE 4-25 B LOT 12	0.18
Lot 45	48-42-34-01-0060	RAINELLE TERRACE 4-25 B LOT 6 LESS BEG AT NW COR OF LOT 6, S 50, E 118.96 TO BEG OF CUR NWLY ARC DIST OF 113.75, W 21.93 TO POB	0.12
Lot 46	48-42-35-04-0050	35-48-42 N 50 OF S 450 OF W 183 OF W 1/2 OF SW 1/4 OF SW 1/4 OF SW 1/4 LESS E 30 FOR ST	0.18
Lot 47	48-42-35-04-0010	35-48-42 N 41.45 OF W 183 OF W 1/2 OF SW 1/4 OF SW 1/4 OF SW 1/4 LESS E 30 FOR ST	0.15
Lot 48	48-42-35-00-0910	35-48-42 W 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 OF SW 1/4 LESS E 150 & LESS BEG AT NW COR OF SAID W 1/2, ELY 183.02 M/L, SLY 12.28, WLY 183.03 M/L, NLY 9.69 TO	1.2
Lot 49	48-42-35-00-0880	35-48-42 E 130 OF W 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 OF SW 1/4 LESS BEG NE COR OF W 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 OF SW 1/4, SLY 14.42, WLY 130.02, NLY 12.57,	0.9
Lot 50	48-42-35-04-0210	35-48-42 N 335.99 OF S 635.99 OF E 129.96 OF W 1/2 OF SW 1/4 OF SW 1/4 OF SW 1/4	1.01
Lot 51	48-42-35-20-0205	WOODRUFFS ADD 2-55 PB LOTS 33 LESS W 24 & LESS S 15, 34 W 30 LESS S 15	0.17

Lot 52	48-42-35-00-0930	35-48-42 E1/2 OF SW1/4 OF SW1/4 OF SW1/4 LESS S 59.06 FOR C & SFFCD & LESS BOTH PTS A & B OF PAR 370 OF CA 73-11501	3.44
Lot 53	48-42-35-00-0920	35-48-42 E1/2 OF S1/2 OF NW1/4 OF SW1/4 OF SW1/4 S OF RD & THAT PT OF E1/2 OF N1/2 OF NW1/4 OF LOT 13 S OF HAMMOND RD,LESS PT DESC IN OR 8803/691 FOR RD	2.34
Lot 54	48-42-35-81-0010	HOBBS SUMMIT 173-136 B PARCEL A	0.29
Lot 55	48-42-35-20-0204	WOODRUFFS ADD 2-55 PB LOTS 32 LESS W 18 & LESS S 15, 33 W 24 LESS S 15	0.17
Lot 56	48-42-35-78-0010	JOHNS CORNER-FIRST ADDITION 172-47 B ALL OF SAID PLAT	1.17
Lot 57	48-42-35-00-0873	35-48-42 E1/2 OF SW1/4 OF NE1/4 OF SW1/4 OF SW1/4 LESS BEG NE COR OF SW1/4 OF NE1/4 OF SW1/4 OF SW1/4,WLY 166.53,SLY 17.49, ELY 166.58,NLY 23 TO POB & LESS	0.87
Lot 58	48-42-35-21-0130	NELSON PARK 2-95 PB LOTS 15,16 & 17, ALL LESS E 10 FOR STREET	0.52
Lot 59	48-42-35-21-0060	NELSON PARK 2-95 PB LOT 8 LESS N 8	0.11
Lot 60	48-42-35-21-0070	NELSON PARK 2-95 PB LOT 9 LESS N 8 FOR RD	0.11
Lot 61	48-42-35-00-0980	35-48-42 S 150 OF E1/2 OF E1/2 OF SE1/4 OF SW1/4 OF SW1/4 LESS W 25 & LESS C & SFFCD R/W & LESS PAR 100 FOR RD R/W	0.16
	City Owned Lands		
Lot 62	48-42-35-04-0200	35-48-42 N 50 OF S 300 OF E 129.96 OF W1/2 OF SW1/4 OF SW1/4 OF SW1/4	0.15
Lot 63	48-42-35-00-1022	35-48-42 N 69.65 OF COMM SW COR W1/2 OF W1/2 OF SE 1/4 OF SW1/4 OF SW1/4 N 510.85 TO POB,N 126.68,ELY 161.55,S 62.37,W 5,S 64.31,WLY 156.54 TO POB & N 69.65 OF BEG	0.27
Lot 64	48-42-35-20-0191	WOODRUFFS ADD 2-55 PB LOT 28	0.16
Lot 65	48-42-35-20-0050	WOODRUFFS ADD 2-55 PB LOTS 10 LESS E 35.50,11,12,13 & 14 LESS E 35.50 & TOGETHER WITH VAC S1/2 OF SPRUCE AVE LYING N& ADJ TO LOTS 12,13,14 & E1/2 OF VAC'D NW 3RD AVE LYING W &	1.20