



**SOUTHEAST OVERTOWN PARKWEST REDEVELOPMENT DISTRICT
COMMUNITY REDEVELOPMENT AGENCY
REQUEST FOR PROPOSALS (RFP 12-001) – May 1st, 2012**

**OVERTOWN SHOPPING CENTER
COMMERCIAL BUILDING MANAGEMENT**

Property Address: 1490 NW 3rd AVENUE
Folio: 01-3136-064-0010
Total Lot Size: 2.15 Ac
Total Building Size: 33,455 SF (adjusted)
Current Use: Existing Commercial Property



General Information and Requirements: The Southeast Overtown Parkwest Redevelopment District Community Redevelopment Agency (CRA) is seeking proposals from qualified commercial building management companies to operate, maintain and provide the leasing for a retail shopping strip center on CRA owned property located at 1490 NW 3rd Avenue. The selected company will be required to provide the staff and resources for the day to day operations, marketing, leasing and maintenance of the facility. All proposals must provide background information on the company, years of experience and operation, marketing/leasing references, client references and portfolio samples of properties of similar management, size, location and zoning type. Proposals must also demonstrate the financial and legal ability of the management company, including information on the financial status of the management company, a property budget consisting of a detailed pro forma demonstrating sources and uses of funds, including funding for operations/maintenance, marketing and a detailed statement of all financial assistance needed from any source. Successful respondents will be expected to enter into a Management Agreement with the CRA.

Background and Existing Conditions: The CRA has recently acquired this property from the City of Miami with the intent to provide for a grocery store operation to occupy the large retail space (14,000 SF) and to lease out the remaining space to smaller retail tenant opportunities. Currently, the building has one existing tenant, Regions Bank that will continue to occupy their space within the facility (copy of lease to be provided upon request). The building previously held a grocery store operation some years back but has primarily remained vacant. The building will require on-site maintenance of the landscaping, parking areas and general building maintenance including roofing, electrical, HVAC, plumbing, etc. The building is located in the Overtown commercial district along NW 3rd Avenue just north of NW 14 Street. Substantial redevelopment of the area has taken place and continues to take place including the development of several new retail operations, park rehabilitation and residential building renovations.



There is residential density within close proximity to the property and no other large grocery store operation exists to accommodate the residential base.

Additional Information: All available information on the referenced Property may be obtained from the CRA at 49 N.W. 5th Street, Suite 100, Miami, Florida 33128. For further information, please contact Mark Spanioli, P.E., Director of Construction and Engineering, at (305) 679-6800 or submit inquiries by email to mspan@miamigov.com. All interested parties are invited to inspect the property. The “cone of silence” does not apply to this RFP, and thus, communication with the staff of the CRA and the City of Miami is permissible.

Submittal Deadline: Respondents must submit two (2) copies of their proposal to the City of Miami Clerk’s Office, 3500 Pan American Drive, Miami, Florida 33133, by 2:00 p.m., on Friday, May 31, 2012. Late proposals and/or proposals submitted at any other location will not be accepted.

The CRA reserves the right to accept any proposal deemed to be in the public interest and in furtherance of the purposes of Florida’s Community Redevelopment Act of 1969, to waive any irregularities in any proposal, to cancel this Request for Proposals, to reject any or all proposals, and/or to re-advertise for proposals.

Clarence Woods
Executive Director