



**OMNI REDEVELOPMENT DISTRICT
COMMUNITY REDEVELOPMENT AGENCY
REQUEST FOR PROPOSALS (RFP 12-002)**

**HISTORIC FIRESTATION #2
GROUND FLOOR RETAIL and 2nd FLOOR COMMERCIAL OFFICE OPPORTUNITY**

Property Address: 1401 N Miami Avenue
Folio: 01-3136-005-1160
Ground Floor Available: 5,400 SF
2nd Floor Commercial Available: 2,370 SF
Zoning: Miami 21 T6-24 District
Current Use: Vacant Ground Floor Commercial
Space/Partial 2nd Floor to be occupied by Omni
CRA office headquarters



Rendering of Completed Building



General Information and Requirements: The Omni Redevelopment District Community Redevelopment Agency (CRA) is seeking proposals from interested tenants to occupy the ground floor space and partial 2nd floor office commercial space of Historic Fire Station No. 2, a Omni CRA owned property located at 1401 N. Miami Avenue, Miami, FL. The facility is located at the corner of N. Miami Avenue and N. 14 Street within the designated Media and Entertainment District with close proximity to the Adrienne Arsht Center. The desired ground floor build-out of approximately 5,400 SF will incorporate a commercial, retail or hospitality type of establishment. The 2nd floor of the building is currently under construction as an office space. The Omni CRA will be occupying a portion of the 2nd floor office space with the opportunity for an additional office tenant to occupy the remaining portion of approximately 2,370 SF. The Omni CRA is open to any and all proposals for the available spaces. All proposals must include a detailed description of the project, floor plan, operations/business plan, and background information on the proposer's team and a list with background information of all other related businesses currently operated by the proposer if applicable. Proposals must also demonstrate the financial and legal ability of the proposer(s) to carry out the project, including information on the financial status of the proposer, a project budget consisting of a detailed pro forma demonstrating sources and uses of funds, including funding for build-out, operations/maintenance, lease, marketing and a detailed statement of all financial assistance needed from any source. Successful respondents will be expected to enter into a Lease Agreement with the Omni CRA.



Background and Existing Conditions: The Historic Fire Station No.2 is a facility owned by the Omni Redevelopment District Community Redevelopment Agency (CRA) located at 1401 N. Miami Avenue, Miami, Florida. This property is located less than 1500 feet west of the Performing Arts Center and is within the designated Media and Entertainment District of Downtown Miami. This 1935 built Spanish/Mediterranean style structure once known as Fire Station No. 2 is currently under historic reconstruction and adaptive re-use to provide the office headquarters for the CRA on the second floor and retail/commercial leasable space on the ground floor. The property is located within the Miami 21 zone T6-24 district. The building has a footprint of approximately 5,400 SF. The property is currently under construction and is scheduled to be completed by end of October 2012. 8 on-site parking spaces are available but adjacent and near-by parking opportunities do exist within close proximity. The building is bound on the south side by N. 14 Street which is currently undergoing a streetscape reconstruction project funded by the CRA. A survey of the property and floor plans are available for review.

Floor Plan/Build-Out: As part of the current on-going building restoration, the ground floor will be built out as a vacant shell space providing approximately 14' floor to floor ceiling heights, base floor bare concrete slab, fire and life safety systems and basic infrastructure availability for potable water and sanitary connections. The 2nd floor build-out will be completely functional as a Class-A office space and have a certificate of completion from the City of Miami. The selected tenant(s) will be responsible for the build-out of the ground floor space with the possibility of funding assistance from the CRA.

Lease Rates/Terms and Demographic Analysis: Rates and terms for the available spaces to be determined based on use and term lengths. Proposer(s) should provide term/rate offers as part of their submittal to the CRA. Proposer(s) should also provide projections of population density and vehicular/pedestrian counts for the immediate area directly related to the proposed business.

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 Engineering and Construction, 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, July 13, 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.

Pieter A. Bockweg
Executive Director