

**MIAMI-DADE COUNTY PUBLIC SCHOOLS
REQUEST FOR PROPOSALS**

SEALED BID NO: RFP-16-027-MT

TITLE: Sale of Property Located at 1370 N.E. Second Avenue

DESCRIPTION: The purpose of this Request for Proposals ("RFP") is to offer for sale and/or development an existing parking lot (with a lot size of approximately 49,075 square feet) owned by The School Board of Miami-Dade County, Florida ("Board"), located at 1370 N.E. Second Avenue, Miami, Florida (see attached location map included with Attachment A), hereinafter referred to as the "Demised Premises," as legally described in Attachment A. The RFP requires that Proposers provide the Board fair market value or greater for the Demised Premises, which consideration may be provided in cash, through in-kind consideration, or a combination thereof. The in-kind consideration may include the development of office space and parking for the benefit of the Board either at the Demised Premises or another location acceptable to the Board.

RFP RELEASE DATE: September 26, 2016

**FIRST PRE-PROPOSAL CONFERENCE
DATE/TIME:** October 19, 2016
11:00 A.M. (EST)

**SECOND PRE-PROPOSAL CONFERENCE
DATE/TIME:** December 7, 2016
11:00 A.M. (EST)

PRE-PROPOSAL CONFERENCE LOCATION: Miami-Dade County Public Schools
School Board Administration Building
Procurement Management Services
1450 Northeast 2nd Avenue, Suite 650
Miami, Florida 33132

DEADLINE FOR QUESTIONS: December 7, 2016

PROPOSAL DUE DATE/TIME: February 2, 2017
2:00 P.M. (EST)

PUBLIC OPENING OF BIDS: February 2, 2017

BID OPENING LOCATION: Miami-Dade County Public Schools
School Board Administration Building
Procurement Management Services
1450 Northeast 2nd Avenue, Suite 650
Miami, Florida 33132

FOR INFORMATION CONTACT: Melody Thelwell, MPA
Chief Procurement Officer
Phone: (305) 995-1434
Fax: (305) 995-2445
Email: mthelwell@dadeschools.net

Visit our web site at procurement.dadeschools.net to download a vendor registration package. The website also displays Bids, RFPs, bid opening, scheduled Selection Committee Meetings, award recommendations, and the current Board approved Procurement/Purchasing Regulations.

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DEFINITIONS

The following words and expressions used in this solicitation shall be construed as follows, except when it is clear from the context that another meaning is intended:

- a) "Board Policy" means any and all policies adopted by the School Board and in effect at the time the RFP is published and as these said policies may be amended from time to time. All Board Policies are incorporated into this Solicitation and into all Proposals submitted by a Proposer, by reference.
- b) "Chief Procurement Officer" means the individual who serves as the principal public purchasing official for the District.
- c) "Contractor" means a person, firm, entity or organization who contracts to furnish supplies or perform work at a certain price or rate.
- d) "Licensed Design Professional" means an individual or a firm who holds a current certificate of registration under Chapter 481 of Florida Statutes, to practice architecture or landscape architecture or a firm who holds a current certificate as a registered engineer under Chapter 471 of Florida Statutes, to practice engineering and who is employed by or under contract to

the Board for the provision of professional architectural services, or engineering services in connection with the preparation of the design criteria package.

- e) "Proposer", "Submitter," "Offerer" or "Respondent" means the person, firm, entity or organization submitting a response to this Solicitation.
- f) "Selection Committee" means a committee of individual(s) who evaluates and rank proposals; conducts negotiations; and makes a contract award recommendation to the District and its respective Committees.
- g) "Scope of Proposal" means the scope of this RFP as described in Section 2.0 of this RFP, as amended thereto.
- h) "Solicitation" means this Request For Proposals (RFP) or Request For Qualifications (RFQ) or Request For Information (RFI) document, and all associated addendums, amendments and attachments.
- i) "Subcontractor," "Sub-Proposer" or "Sub-consultant" means any person, firm, entity or organization, other than the employees of the Contractor, who contracts with the Contractor to furnish labor and/or materials, in connection with the Work or Services to the District, whether directly or indirectly, on behalf of the Proposer.
- j) "Superintendent" or "Superintendent of Schools" means the Secretary and executive officer of the district school board.
- k) "The School Board of Miami-Dade County, Florida ("School Board" or "Board")", means the governing body of elected officials comprising the district school board and who review and have the authority to approve or reject any and all recommendations for contract awards. "Miami-Dade County Public Schools", "M-DCPS", "The School Board" or "District" are interchangeable terms.
- l) "Work", "Services", "Program", "Project" or "Engagement" means all matters and things that will be required to be done by the Contractor in accordance with the Scope of Proposal in Section 2.0 and the terms and conditions of this Solicitation.

SECTION 1.0 - RFP OVERVIEW AND PROPOSAL PROCEDURES

1.1 INTRODUCTION/BACKGROUND

Miami-Dade County Public Schools (“M-DCPS”) is the fourth largest school district in the United States, comprised of approximately 465 schools, 356,000 students and 40,000 employees. Located at the southern end of the Florida peninsula, the school district stretches over 2,000 square miles of diverse and vibrant communities, ranging from rural and suburban to highly urbanized cities and municipalities. A truly global community, District students speak 56 different languages and represent 160 countries.

The Vision, Mission and Core Values of the M-DCPS are as follows:

VISION

We provide a world class education for every student.

MISSION

To be the preeminent provider of the highest quality education that empowers all students to be productive lifelong learners and responsible global citizens.

CORE VALUES

Excellence

We pursue the highest standards in academic achievement and organizational performance.

Equity

We foster an environment that serves all students and aspires to eliminate the achievement gap.

Student Focus

We singularly focus on meeting our students’ needs and supporting them in fulfilling their potential.

Innovation

We encourage creativity and adaptability to new ideas and methods that will support and improve student learning.

Accountability

We accept responsibility for our successes and challenges and seek to transparently share our work in an ethical manner, as we strive towards continuous improvement.

Singular Goal

Student Achievement: Each student succeeds academically, personally, and civically as measured by (i) demonstrating age/grade level appropriate knowledge mastery, (ii) having a post-secondary plan, (iii) graduating, and (iv) successfully entering higher education arena and/or the workforce.

1.2 SUMMARY OF MAJOR GOAL, OBJECTIVES AND NEEDS

M-DCPS is seeking proposals from qualified Proposers for the sale and/or development of an existing parking lot (with a lot size of approximately 49,075 square feet) owned by The School Board, located at 1370 N.E. Second Avenue, Miami, Florida (see attached location map included with Attachment A), hereinafter referred to as the "Demised Premises," as legally described in Attachment A. As further described in Section 2.0, the RFP provides that the selected Proposer will enter into a contractual agreement for the sale of the Demised Premises acceptable to the Attorney for the School Board (the "Comprehensive Agreement") in consideration for consideration from the selected Proposer that meets or exceeds the fair market value of the Demised Premises. The selected Proposer may provide the consideration for the Demised Premises to the Board in cash, in-kind consideration, or a combination thereof. The in-kind consideration may include the development of office space and parking for the benefit of the Board either at the Demised Premises or another location acceptable to the Board. If the proposer includes in-kind consideration other than the construction of the Contemplated Improvements at the Demised Premises, the District may, at its sole discretion, determine that such in-kind consideration is unacceptable and not consider such proposal for award.

The Demised Premises enjoys a privileged location, in close proximity to a number of venues and facilities, including the Arsht Center for the Performing Arts, the American Airlines Arena, Museum Park, the Port of Miami, Downtown Miami and the Beaches, and is easily accessible to mass transit and conveniently located near major transportation corridors (I-395 and I-95).

Under the Miami 21 Zoning Code, the Demised Premises is designated T6-24A-O, which currently allows for up to 48 stories, subject to a maximum Floor Lot Ratio ("FLR") of 7. The designation allows for up to a 30% FLR Bonus, which would permit a total development of approximately 446,582 square feet. Additional information regarding the zoning requirements and other development standards applicable to the development of the Demised Premises can be found in the design criteria package set forth herein as Attachment B.

1.3 RFP TIMETABLE

The anticipated schedule for this RFP and contract approval is as follows:

RFP available for distribution:	September 26, 2016
Mandatory Pre-Proposal Conferences date, time and place:	October 19, 2016 (first meeting) 11:00 A.M. (EST)
	December 7, 2016 (second meeting) 11:00 A.M. (EST)
	Miami-Dade County Public Schools School Board Administration Building Procurement Management Services 1450 Northeast 2 nd Avenue, Suite 650 Miami, Florida 33132

Deadline for receipt of questions:	December 7, 2016 Emailed to Procurement Staff (See Section 1.4)
Publication of responses to questions:	December 14, 2016 Posted on Procurement website @ www.dadeschools.net
Deadline for receipt of proposals:	February 2, 2017 No later than 2 p.m. (EST) (See Section 1.9 for location)
Selection Committee Meetings:	To Be Determined and Published via Procurement Management Services' website
Projected Board Approval of Comprehensive Agreement:	May 1, 2017

1.4 CONTACT PERSON

The "Contact Person" for this RFP is:

Name and Title:	Melody Thelwell, MPA Chief Procurement Officer
Mailing Address:	Miami-Dade County Public Schools School Board Administration Building Procurement Management Services 1450 Northeast 2 nd Avenue, Suite 650 Miami, Florida 33132
E-mail Address:	mthelwell@dadeschools.net
Telephone:	(305) 995-1434
Fax:	(305) 995-2445

Explanation(s) desired by Proposer(s) regarding the meaning or interpretation of this RFP must be requested from the Contact Person, in writing, as is further described below.

Proposers are advised that from the date of release of this RFP until recommendations for award are published to the School Board or one of its committees, **NO verbal contact with District personnel related to this RFP is permitted**, except as authorized pursuant to the Cone of Silence provision herein at **Section 1.5**. Any such unauthorized contact shall not be used as a basis for responding to this RFP and also may result in the disqualification of the Proposer's submittal.

1.5 CONE OF SILENCE

As stated within Board Policy 6325, “Cone of Silence” means a prohibition on any communication regarding a particular Request For Proposals (RFP), bid, or other competitive solicitation between:

1. any person who seeks an award, including a potential Proposer’s representative; and
2. any School Board member or the member’s staff, the Superintendent, Deputy Superintendents and their respective support staff, or any person appointed by the School Board to evaluate or recommend selection in such procurement process. For purpose of this section, “vendor’s representative” means an employee, partner, director, or officer of a potential Proposer or consultant, lobbyist, or actual or potential subcontractor or sub-consultant of a vendor, or any other individual acting through or on behalf of any person seeking an award.

A Cone of Silence shall be applicable to each RFP, bid, or other competitive solicitation during the solicitation and review of bid proposals. At the time of issuance of the solicitation, the Superintendent or the Superintendent’s designee shall provide public notice of the Cone of Silence. The Superintendent shall include any advertisement and public solicitation for goods and services in a statement disclosing the requirements of this section.

The Cone of Silence shall terminate at the time the Superintendent of Schools submits a written recommendation to award or approve a contract, to reject all bids or responses, or otherwise takes action which ends the solicitation and review process. All provisions of the above-referenced Board Policy 6325 apply to this solicitation.

1.6 LOBBYING

Board Policy 8150, LOBBYISTS – states, in part, that The School Board of Miami-Dade County, Florida, has determined and declared that the operation of responsible government requires that the fullest opportunity be afforded to the people to petition the School Board and the Miami-Dade County Public Schools District to express freely their opinions on School Board actions and issues; and that to preserve and maintain the integrity of the governmental decision-making process, it is necessary that the identity, expenditures, fees, and activities of certain persons who engage in efforts to influence actions of School Board members and employees either by direct or indirect communication be publicly and regularly disclosed.

Lobbyist means any individual, firm, or corporation compensated by or who contracts for economic consideration from any principal person or organization for the purpose of lobbying. Lobbying means any oral or written communication, direct or indirect with the School Board, members of the School Board, School Board Committees, School Board Administrative Assistants, School Board Attorneys, or members of the Miami-Dade County Public Schools administrative staff, for the purpose of influencing any action, non-action or decision, or attempting to obtain the good will of a School Board member or employee of the school district.

Pursuant to this rule, lobbyists shall complete annually, a Lobbyist Registration Form, and pay the annual registration fee. Furthermore, every person required to register shall list all individuals who may make a presentation when the person appears as a representative for an individual or firm for an oral presentation before a site administrator, or instructional personnel, or certification, evaluation, selection, technical review or similar oral presentation committee. This listing shall include the Clerk’s form, the list of presenters, and the indication of fee receipt, prior to the oral presentation. No person shall appear before any employee or committee on

behalf of any individual or firm unless he or she has been listed as part of the firm's presentation team or unless he or she is registered with the Clerk's office and has paid all applicable fees.

The Board Policy may be accessed at: <http://www2.dadeschools.net/schoolboard/rules/>

1.7 RFP AVAILABILITY

The solicitation package is available through the District's Procurement Management Department. Please email your request to Melody Thelwell, Chief Procurement Officer, at mthelwell@dadeschools.net. Proposers or Respondents who obtain copies of this Solicitation from sources other than the District's Procurement Management Department risk the potential of not receiving amendments, since their names will not be included on the list of firms participating in the process for this particular Solicitation. Such Proposers or Respondents are solely responsible for those risks.

1.8 RESERVED

1.9 PROPOSAL SUBMISSION

The entire proposal packets, including all originals and copies, must be submitted in a main sealed envelope or container (box). Proposals must be submitted in the following format:

- **One (1) unbound original proposal with all attachments and original signatures.**
- **Eight (8) bound copies of the original proposal.**
- **Eight (8) electronic versions on CD or USB Drive in Microsoft Word, Excel or PDF format.**

All proposals must be submitted on 8 1/2" X 11" paper, neatly typed on one side only, with normal margins and spacing. Proposals **must be received by the deadline for receipt of proposal specified in this RFP Timetable**. The original and all copies must be submitted in a sealed envelope or container clearly labeled on the outside with the Proposer's name, address, telephone number, the RFP number, RFP title, and Proposal Due Date to:

**Miami-Dade County Public Schools
School Board Administration Building
Procurement Management Services
Attn: Melody Thelwell, MPA
1450 N.E. 2nd Avenue, Suite 650
Miami, FL 33132**

Hand-carried proposals may be delivered to the above address **ONLY** between the hours of 9 a.m. and 4 p.m.; Mondays through Fridays (however, please note that proposals are due at the District by no later than the date and at the time indicated in **Section 1.3**). Additionally, M-DCPS is closed on holidays observed by the District. Proposers are responsible for informing any commercial delivery service, if used, of all delivery requirements and for ensuring that the required address information appears on the outer wrapper or envelope used by such service. **Proposal response submission to the Procurement Management Services on or before the stated time and date will be solely and strictly the Proposer's responsibility. M-DCPS will not in any way be responsible for delays caused by the United States mail delivery system or by any other occurrence.**

Proposals must be signed by an authorized officer of the Proposer who is legally authorized to enter into a contractual relationship in the name of the Proposer. The submittal of a proposal by a Proposer will be considered by the District as constituting an offer by the Proposer to enter into the contractual arrangements or perform the required services for the stated consideration.

1.10 MANDATORY PRE-PROPOSAL CONFERENCE

The District has scheduled two Pre-Proposal Conferences for the date, time, and place specified in this RFP Timetable (see **Section 1.3**). **Attendance at one of the two Pre-Proposal Conferences is mandatory.** Please note that bidders may ask questions at the Conference; however, all questions **MUST** be submitted in writing by the due date stated in **Section 1.3**.

1.11 ADDITIONAL INFORMATION / AMENDMENT

All requests for additional information or clarifications must be made in writing and received by the Contact Person for this RFP, in accordance with **Section 1.4** above, no later than the deadline for receipt of questions specified in the RFP Timetable (see **Section 1.3**). The request must contain the RFP number and title, Proposer's name, name of Proposer's Contact Person, address, phone number, email and facsimile number.

Email requests for additional information must be made to and received by the Contact Person at the email address specified in **Section 1.4** above. Emails should have at a minimum, the Proposer's name, name of Proposer's Contact Person, address, phone number, facsimile number, and RFP number and title.

A copy of any written communication, including email correspondence, must also be sent to the Executive Assistant to the Clerk of the School Board as fully described in Board Policy 6325 – Cone of Silence.

The District will issue responses to inquiries and if/as needed other corrections or changes it deems necessary by way of written solicitation amendments issued prior to the Proposal Due Date. Proposers should not rely on any statements or explanations other than those made in this RFP or in any written responses or amendments to this RFP. Where there appears to be conflict between the RFP and any amendments, the last response or amendment issued shall prevail.

It is the Proposer's responsibility to assure receipt of all amendments. The Proposer should verify with the designated Contact Person prior to submitting a proposal that all amendments have been received. Proposers are required to acknowledge the number of amendments received as part of their proposals (see attached **Exhibit 3**).

Proposers who obtain copies of this RFP from sources other than the District's Department of Procurement Services risk not receiving clarifications or amendments. Such Proposers are solely responsible for those risks.

1.12 BID SECURITY

Each Proposer must submit with the proposal a cashier's check in the amount of \$100,000, drawn on a financial institution, made payable to The School Board of Miami-Dade County, Florida ("Bid Security"). The Bid Security will serve as security for the bidder fulfilling its

obligations in accordance with this RFP, including the obligation to provide financial or other required information, to execute the Comprehensive Agreement, and to deposit additional earnest money (“Deposit”) under the Comprehensive Agreement, as may be required.

The Comprehensive Agreement will require that the selected Proposer provide a Deposit to the District in the amount of ten percent (10%) of the consideration to be provided as part of such Proposal to the School Board (i.e., the fixed purchase price, the value of the Contemplated Improvements, or, if applicable, a combination thereof).

The Bid Security will constitute additional earnest money for the purchase of the Demised Premises by the successful Proposer, and will be applied to the purchase price at closing.

Once the Board selects a Proposer under the terms of the RFP, the Bid Security will be returned to the non-successful Proposer(s).

1.13 PERFORMANCE OR PAYMENT BONDS

If a Proposer selects to construct the Contemplated Improvements, constructing for the benefit of the School Board certain office space and parking spaces further described in **Section 2.2** of this RFP, then the Proposer may be required to provide a payment and performance bond in accordance with Section 255.05, Florida Statutes (2015), for the benefit of the School Board and any other financial security deemed required by the District to protect the School Board’s interests in the transaction.

1.14 SMALL BUSINESS ENTERPRISE PROGRAM

The School Board of Miami-Dade County, Florida, has a strong commitment to Small Business Enterprise entities (SBE) participation as part of all related procurement processes and continues to reflect such commitment. The School Board has an active SBE Certification Program, committed to increasing contracting opportunities for SBE. If the Proposer proposes the construction of the Contemplated Improvements, constructing for the benefit of the School Board certain office space and parking spaces further described in **Section 2.2** of this RFP, then the Comprehensive Agreement will include provisions requiring the selected Proposer to commit to the participation of SBE during the construction of such improvements.

1.15 LOCAL PREFERENCE

The School Board adopted School Board Policy 6320.05, which gives local preference to businesses located in Miami-Dade County, Florida, when evaluating the lowest responsible, responsive bid or submittal for the purchase of goods and services, professional and construction-related services, in excess of \$50,000 or the current formal bidding threshold set by Statute. The preference does not apply to goods or services exempted by statute as reflected in Board Policy **6320**, or prohibited by Federal or State law, or other funding source restrictions.

Definition:

Local business means the Proposer has a valid business license, issued by a jurisdiction located in Miami-Dade County, with its headquarters, manufacturing facility, or locally-owned franchise located within the legal boundaries of Miami-Dade County, for at least twelve (12) months (or having a street address for at least twenty-four (24) months), prior to the bid or

proposal opening date. Post office boxes are not verifiable and shall not be used for the purpose of establishing said physical address. In order to be considered for local preference, vendors must provide a copy of their business license and the local business affidavit of eligibility with their bid or proposal. A Proposer who misrepresents the local preference status of its firm in a proposal or bid submitted to the School Board will lose the privilege to claim local preference status, and shall lose eligibility to claim local preference status for a period of one (1) year. The Superintendent may also recommend that the firm be referred for debarment in accordance with Board Policy 6320.04.

PROCESS:

Request For Proposals:

If following the completion of initial evaluations, a local firm has submitted a proposal and is competing with a non-local proposer(s), then the local firm shall have the opportunity to proceed to be considered for further evaluation provided the price or the value provided is within five percent (5%) of the price or value proposed by the non-local vendor. In the case of a tie in the best and final proposal between a local business, the tie shall be broken as delineated in Board Policy 6320.

Proposers claiming local vendor preference must submit a Local Business Affidavit of Eligibility (Exhibit 4) and a copy of its business license with its response.

The Board Policy may be accessed at: <http://www2.dadeschools.net/schoolboard/rules/>

1.16 INCOMPLETE OR MISSING DOCUMENTS FOR THIS SOLICITATION

All proposals received in response to this RFP will be sealed for a period of 20 days pursuant to Section 119.07, Florida Statutes, to allow for the request and receipt of any missing documents.

Respondents who do not meet all the requirements for the RFP may be contacted to submit the missing information within 2 business days. If the District requests missing documentation and does not receive the documents within the stated deadline, incomplete or noncompliant proposals may be disqualified.

1.17 LATE PROPOSALS, LATE MODIFICATIONS AND LATE WITHDRAWALS

No late proposal, bid, modification, or late withdrawal will be considered.

1.18 RFP POSTPONEMENT/CANCELLATION

The District may, at its sole and absolute discretion, reject any and all, or parts of any and all, proposals; re-advertise this RFP as is or modified; postpone or cancel, at any time, this RFP process; or waive any irregularities in this RFP or in the proposals received as a result of this RFP.

When a solicitation is canceled, notice of cancelation shall be posted on the District's website and sent to all Proposers solicited.

1.19 COSTS INCURRED BY PROPOSERS

All expenses involved with the preparation and submission of proposals to the District, or any work performed in connection therewith, shall be borne by the Proposer(s). No payment will be made for any responses received, or for any other effort required of or submitted by the Proposer, except after commencement of work as provided by a contract executed by M-DCPS.

1.20 COMPLIANCE WITH LAWS, ORDINANCES, CODES AND RULES/REGULATIONS

Proposers shall certify their ongoing compliance with the School Board Policies. Furthermore, Proposers must be familiar with and must be in compliance with all Federal, State and local laws, ordinances, codes, resolutions and implementing rules and regulations that may in any way affect the products or services offered. In the event of a conflict between this RFP and these legal requirements, the legal requirements shall prevail.

Proposer must complete, sign as required and submit the following documents at the time of RFP submission due date. Also see **Section 4.1**.

Exhibit 1	Cover Page for Proposal
Exhibit 2	Affidavit Identifying Authorized Representative(s) for Selection Committee Proceedings (RFP Process)
Exhibit 3	Acknowledgment of Amendments
Exhibit 4	Local Business Affidavit of Eligibility
Exhibit 5	Florida Statutes on Public Entity Crimes
Exhibit 6	Proposer Experience
Exhibit 7	Anti-Collusion Statement
Exhibit 8	Disclosure of employment of Former School Board Employees

By completing and submitting said documents, the Proposer affirms continued compliance with the provisions of the District and School Board policies and procedures, as may be amended.

The information contained in this RFP, including any attachment, addendum or amendment thereto, related to the Demised Premises, its environmental and physical condition, or any entitlements or obligations related to its development is set forth solely for the purpose of inviting Proposers to consider the project described herein. Proposers should perform their own due diligence investigations, projections and render their own conclusions without reliance upon the information provided in the RFP, any attachment, addendum, or amendment thereto, or any Pre-Proposal Conference. Each prospective Proposer should conduct, at its sole expense, such testing, audits, appraisals, inspections, or other non-invasive studies of the Demised Premises that such Proposer deems necessary or desired to submit a proposal. The Board shall not be responsible or liable in any respect for any causes of action, claims or losses whatsoever suffered by any Proposer by reason of any use of information contained in, or any action or forbearance in reliance on, the information contained in this RFP, including any attachment or amendment thereto. The Board does not represent or warrant that such information is complete or accurate or that such information is in conformity with the requirements of applicable law.

1.21 AFFIDAVIT IDENTIFYING AUTHORIZED REPRESENTATIVE(S)

Proposers are advised that the attached Affidavit of Identifying Authorized Representative for Selection Committee Proceedings (RFP Process) (**see Section 7 Exhibit 2**) must be completed, notarized and included with the proposal submission.

Any person who appears as a representative for an individual or firm for oral presentations before a M-DCPS selection or similar committee must be listed on this Affidavit. Persons listed on the affidavit are not required to pay any lobbying registration fees. Additional authorized representatives for Oral Presentations including negotiations under this RFP process shall be recognized upon submission, prior to oral presentation, to the Contact Person set forth in **Section 1.4** of this RFP of another fully executed affidavit (**Exhibit 2**). Any person not listed on the affidavit shall be excluded from participation in oral presentations, unless he or she is registered with the Clerk of the Board and has paid all applicable fees as a registered lobbyist.

NOTE: Other than for oral presentations under this RFP process, Proposers who wish to address any M-DCPS School Board member or an M-DCPS committee or subcommittee concerning any actions, decisions or recommendations of M-DCPS personnel must register with the Clerk of the School Board and pay all applicable fees as a registered lobbyist under School Board Policy 8150.

1.22 FLORIDA STATUTES ON PUBLIC ENTITY CRIMES

Pursuant to Paragraph 2(a) of Section 287.133, Florida Statutes, a person or affiliate who has been placed on the convicted Proposer/Vendor list following a conviction for a public entity crime may not submit a proposal for 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 a 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 Section 287.017 for CATEGORY TWO (\$10,000) for a period of thirty-six (36) months from the date of being placed on the convicted Proposer list. Attached is a Public Entity Crime Disclosure Affidavit (**Exhibit 5**) that must be completed and notarized prior to award unless an Affidavit of Continued Compliance is applicable and is appropriately executed.

1.23 PROPRIETARY/ CONFIDENTIAL INFORMATION

Proposers are hereby notified that all information submitted as part of, or in support of, proposals would be available for public inspection after opening of proposals, in compliance with Chapter 119, Florida Statutes, popularly known as the "Public Record Law."

The Proposer shall not submit any information in response to this solicitation, which the Proposer considers to be a trade secret, proprietary or confidential. The submission of any information to the District in connection with this solicitation shall be deemed conclusively to be a waiver of any trade secret or other protection, which would otherwise be available to Proposer. In the event that the Proposer submits information to the District in violation of this restriction, either inadvertently or intentionally, and clearly identifies that information in the proposal as protected or confidential, the District shall endeavor to redact and return that information to the Proposer as quickly as possible, and if appropriate, evaluate the balance of the proposal. The redaction or return of information pursuant to this clause may render a proposal not eligible for consideration.

Alternatively, the Proposer may choose in writing to waive any claim to confidentiality promptly upon written notice from the District.

1.24 EVALUATION/SELECTION PROCESS

Please see **Section 5.0** of this document for the Evaluation/Selection process that shall govern this RFP.

1.25 PROTEST TO CONTRACT SOLICITATION OR AWARD

The Board shall provide notice of a decision or intended decision concerning a solicitation, contract award, or exceptional purchase by electronic posting which can be accessed at the District's website www.dadeschools.net

Any person who is adversely affected by the agency decision or intended decision, shall file with the agency a notice of protest in writing within 72 hours after the posting of the notice of decision or intended decision. With respect to a protest of the terms, conditions, and specifications contained in a solicitation, including any provisions governing the methods of ranking proposals or replies, awarding contracts, reserving rights of further negotiation or modifying or amending any contract, the notice of protest shall be filed in writing within 72 hours after the posting of the solicitation. The formal written protest shall be filed within 10 days after the date of the notice of protest is filed. The formal written protest shall state with particularity the facts and law upon which the protest is based. Saturdays, Sundays, and state holidays shall be excluded in the computation of the 72-hour time periods established herein.

The protesting party shall be required to post a bond consistent with F.A.C. Rule 28-110.005(2), and Board Policy 6320. Failure to file a protest within the time prescribed in Section 120.57(3), Florida Statutes, or failure to post the bond or other security required by law within the time allowed for filing bond shall constitute a waiver of proceedings under Chapter 120, Florida Statutes.

Formal written protests will be reviewed by Procurement Management Services who will offer the protesting Proposer the opportunity to meet and discuss the merits of the protest. If the protest is not resolved, the Proposer may seek an administrative hearing pursuant to 120.57 Florida Statutes. Petitions for hearings on protests pursuant to 120.57 Florida Statutes must be filed in accordance with School Board Policies 6320 and 0133.

The "Notice of and/or formal written Protest" shall be filed with:

The Office of the School Board Clerk
Miami-Dade County Public Schools
1450 Northeast Second Avenue, Room 268B
Miami, Florida 33132
Fax: (305) 995-1448
E-Mail: Martinez@dadeschools.net

1.26 NOTICE OF AWARDS

The Board reserves the right to reject any and all proposals, to waive irregularities or technicalities, and to request re-bids. The Board reserves the right to utilize other governmental

contracts, if in the best interest of the Board, and as applicable.

Notices will be posted on the District's website no later than the Friday preceding a regularly scheduled Board meeting.

Awards become official upon the Board's formal approval of the award.

1.27 DEFAULT

In the event of default, which may include, but is not limited to non-performance and/or poor performance, the Proposer shall lose eligibility to transact new business with the Board for a period of 14 months from date of termination of award by the Board. Proposers that are determined ineligible may request a hearing pursuant to §120.569, Fla. Statute, and School Board Policy 6320. The School Board reserves the right to reject any and all bids from a Proposer who is currently debarred or in default of any bid, purchase order or contract with the School Board or any other private or governmental entity, pursuant to School Board Policy 6320.

1.28 COMPLIANCE WITH STATE/FEDERAL REGULATIONS

All contracts involving federal funds will contain certain provisions required by applicable sections of CFR 34, Part 80.36(l) and Part 85.510, Florida Statute 257.36, or Florida Administrative Code Chapter 1B. The Proposer certifies by signing the proposal that the Proposer and his/her principals are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in federally funded transactions and may, in certain instances, be required to provide a separate written certification to this effect.

During the term of any contract with the Board, in the event of debarment, suspension, proposed debarment, declared ineligible or voluntarily excluded from participation in federally funded transactions, the Proposer shall immediately notify Procurement Management Services, in writing. Vendors will also be required to provide access to records, which are directly pertinent to the contract and retain all required records for three years after the Board makes final payment.

For all contracts involving Federal funds in excess of \$10,000, the Board reserves the right to terminate the contract for cause, as well as for convenience, by issuing a certified notice to the vendor.

CERTIFY REGISTRATION AND USE OF EMPLOYMENT STATUS VERIFICATION SYSTEM. The Status Verification System, also referred to as "E-verify", only applies to construction and professional services contracts using federal funds.

Each Offeror and each duly authorized person signing on behalf of any Offeror certifies as to its own entity, under penalty of perjury, that the named Offeror has registered and is participating in the Status Verification System to verify the work eligibility status of the contractor's new employees who are employed in the State of Florida in accordance with Executive Order 13465

The contractor shall require that the following provision be placed in each subcontract at every tier. "The subcontractor shall certify to the main (prime or general) contractor by affidavit that the subcontractor has verified through the Status Verification System the employment status of

each new employee in the respective subcontractor, all in accordance with and to comply with all applicable employee verification laws. Such affidavit must be provided prior to the notice to proceed for the subcontractor to perform the work.” The Board will not consider a proposal for award, nor will it make any award where there has not been compliance with this Section. Manually or electronically signing the Proposal is deemed the Contractor’s certification of compliance with all provisions of this employment status verification certification required by all applicable status verification laws.

1.29 BACKGROUND SCREENING REQUIREMENTS

In accordance with the requirements of Sections 1012.465, 1012.32, and 1012.467, Florida Statutes, School Board Policies 6320 and 8475, as amended from time to time Proposer agrees that, if Proposer receives remuneration for services, Proposer and all of its employees who provide or may provide services under this agreement will complete criminal history checks, and all background screening requirements, including level 2 screening requirements as outlined in the above-referenced Statutes and School Board policies prior to providing services to The School Board of Miami-Dade County, Florida.

Additionally, Proposer agrees that each of its employees, representatives, agents, subcontractors or suppliers who are permitted access on school grounds when students are present, who have direct contact with students or who have access to or control of school funds must meet level 2 screening requirements as described in the above-referenced Statutes and School Board policies.

Pursuant to the 2007 amendments to the JLA enacted by the Florida Legislature, requirements for certain fingerprinting and criminal history checks shall be inapplicable to non-instructional contracted personnel who qualify for exemption from level 2 screening requirements as provided under § 1012.468, Fla. Stat. (2007). In addition, the provisions of § 1012.467, Fla. Stat. (2007) are incorporated herein by reference, and any provisions of this RFP that may be inconsistent with, contrary to, or determined to be in conflict with § 1012.467, will be superseded by said Statute.

A non-instructional contractor who is exempt from the screening requirements set forth in §1012.465, § 1012.468 or § 1012.467, Florida Statutes, is subject to a search of his or her name or other identifying information against the registration information regarding sexual predators and sexual offenders maintained by the Department of Law Enforcement under § 943.043 and the national sex offender public registry maintained by the United States Department of Justice. Proposer will not be charged for this search. Further, upon obtaining clearance by Board, if Board deems necessary, Board will issue a photo identification badge which shall be worn by the individual at all times while on Board property when students are present.

Proposer agrees to bear any and all costs associated with acquiring the required background screening - including any costs associated with fingerprinting and obtaining the required photo identification badge. Proposer agrees to require all its affected employees to sign a statement, as a condition of employment with Proposer in relation to performance under this Agreement, agreeing that the employee will abide by the heretofore described background screening requirements, and also agreeing that the employee will notify the Proposer/Employer of any arrest(s) or conviction(s) of any offense enumerated in School Board Policies 6320 and 8475 within 48 hours of its occurrence. Proposer agrees to provide the Board with a list of all of its employees who have completed background screening as required by the above-referenced

statutes and who meet the statutory requirements contained therein. Proposer agrees that it has an ongoing duty to maintain and update these lists as new employees are hired and in the event that any previously screened employee fails to meet the statutory standards. Proposer further agrees to notify the Board immediately upon becoming aware that one of its employees who was previously certified as completing the background check and meeting the statutory standards is subsequently arrested or convicted of any disqualifying offense. Failure by Proposer to notify the Board of such arrest or conviction within 48 hours of being put on notice and within 5 business days of the occurrence of qualifying arrest or conviction, shall constitute grounds for immediate termination of this Agreement by the Board.

The parties further agree that failure by Proposer to perform any of the duties described in this section shall constitute a material breach of the Agreement entitling the Board to terminate this Agreement immediately with no further responsibility to make payment or perform any other duties under this Agreement.

1.30 COMPLIANCE WITH SCHOOL CODE

As may be applicable, Proposer agrees to comply with all sections of the Florida K-20 Education Code, Title XLVIII Florida Statutes as it presently exists, and further as it may be amended from time to time. Further Proposer agrees that failure to comply with the Florida K-20 Education Code shall constitute a material breach of this Agreement and may result in the termination of this Agreement by the Board.

1.31 CONFLICT OF INTEREST

Former Miami-Dade County Public Schools employees, classified as Managerial Exempt Personnel, Pay Grade 22 and above, Dade County School Administrators Association, Pay Grade 47 and above, and other equivalent positions, are prohibited from personally representing another person or entity or acting as an agent or attorney for compensation in connection with any matter in which The School Board of Miami-Dade County, Florida, is interested, for two years after the School Board employees' service terminates. This provision is pursuant to School Board Policies 1129, 3129, 4129 and Florida Statute § 112.313(9).

The School Board of Miami-Dade County, Florida, shall be prohibited from entering into any business relationship or continue an existing business relationship with any person or entity determined to have engaged in violation of the restriction contained in this provision.

1.32 PUBLIC RECORDS LAW

It is the practice of The School Board of Miami-Dade County, Florida, to evaluate all Requests For Proposals in a public forum open to the Sunshine, pursuant to Florida Statute §286.011 and to make available for public inspection and copying any information received in response to an RFP, in accordance with Florida Statute §119, as such any information sent to M-DCPS is being sent into the public domain. No action on the part of the Proposer would create an obligation of confidentiality on the part of the School Board, including but not limited to, making a reference in the proposal to the trade secret statutes, Florida Statutes §§ 812.081, 815.045. It is recommended that potential suppliers exclude from their response any information that, in their judgment, may be considered a trade secret.

1.33 ASSIGNMENT

The proposal submitted by the Proposer or any resulting contract may not be assigned nor, if applicable, may any assignment of monies due, or to become due to Proposer, be assigned without the prior written agreement of Miami-Dade County Public Schools. If Proposer attempts to make such an assignment, such attempt shall constitute a condition of default and any assignment without prior written consent from Miami-Dade County Public Schools shall be deemed null and void ab initio.

1.34 DEBARMENT

Pursuant to Board Policy 6320, Contractor Debarment Procedures – Debarred contractors are excluded from conducting business with the Board as agents, representatives, partners, and associates of other contractors, subcontractors or individual sureties.

1.35 NO GRATUITY POLICY

It is the policy of Procurement Management Services not to accept gifts, gratuities, or favors of any kind or of any value whatsoever from vendors, members of their staffs, or families.

1.36 INDEMNIFICATION

To the fullest extent permitted by law, Proposer by submitting a proposal agrees to indemnify and hold harmless the Board, and its employees (“Indemnitees”) from and against all claims, liabilities, damages, losses, and costs including, but not limited to, reasonable costs and attorneys’ fees at the pre-trial, trial and appellate levels, arising out of, resulting from or incidental to Proposer’s performance under the Comprehensive Agreement or to the extent caused by negligence, recklessness, or intentional wrongful conduct of Proposer or other persons employed or utilized by Proposer’s performance of its obligations under the Comprehensive Agreement. The remedy provided to the Indemnitees by this indemnification shall be in addition to and not in lieu of any other remedy available under the Comprehensive Agreement or otherwise. This indemnification obligation shall not be diminished or limited in any way to any insurance maintained pursuant to the Comprehensive Agreement otherwise available to Proposer. The remedy provided to the Indemnitees by this indemnification shall survive the execution of the Comprehensive Agreement. The provisions of this Section shall specifically survive the termination of this Comprehensive Agreement. The provisions of this Section are intended to require Proposer to furnish the greatest amount of indemnification allowed under Florida law. To the extent any indemnification requirement contained in this Comprehensive Agreement is deemed to be in violation of any law, that provision shall be deemed modified so that Proposer shall be required to furnish the greatest level of indemnification to the Indemnitees as was intended by the parties hereto.

1.37 DUTY TO DEFEND

Proposer agrees, at its own expense, and upon written request by the Board, to defend any suit, action or demand brought against the Board on any claim or demand arising out of, resulting from or incidental to Proposer’s performance under this Comprehensive Agreement.

1.38 INSURANCE REQUIREMENTS

Depending on the final structure of the transaction as set forth in the Comprehensive Agreement, the selected Proposer may be required to obtain and maintain insurance, including, but not limited to general liability insurance, worker’s compensation insurance, automobile

liability insurance, and professional liability insurance, on a form and with coverage limits acceptable to the Board. If the transaction is structured as a purchase and sale of the Demised Premises without the Proposer building any portion of the Contemplated Improvements, then insurance (other than customary title insurance) will not be required.

1.39 TYPE OF BUSINESS ORGANIZATION AND AUTHORITY OF SIGNATORY

If a Proposal is submitted by an entity, provide documentation that (i) such entity has an active and authorized status to do business in the State of Florida at the time of submittal of the Proposal, (ii) verifies that the person signing the Proposal is fully authorized and empowered to do so on behalf of the Proposer, and (iii) confirms the names(s) and titles of any and all individuals authorized to contract on behalf of the Proposer. The company's authorized and active status with the State of Florida shall remain unchanged through the term of the contract.

1.40 CANCELLATION OF BIDS OR REQUESTS FOR PROPOSALS

A Bid or RFP may be canceled, in whole or in part, as may be specified in the solicitation, when, in the Board's sole discretion, it is in the best interest of the Board. When a solicitation is canceled prior to opening, a notice of the cancellation shall be posted on the District's website. Any Bids or proposals received for the canceled solicitation shall be returned to the Proposer unopened.

1.41 EQUAL EMPLOYMENT OPPORTUNITY AND M/WBE PARTICIPATION

It is the policy of the School Board that no person will be denied access, employment, training, or promotion on the basis of gender, race, color, religion, ethnic or national origin, political beliefs, marital status, age, sexual orientation, social and family background, linguistic preference or disability, and that merit principles will be followed.

1.42 POTENTIAL INTERNSHIP OPPORTUNITIES FOR M-DCPS STUDENTS WITH AWARDED VENDORS

The District has several initiatives to prepare and increase student participation in appropriate internship opportunities. The District's Office of Community Engagement facilitates the student internship program where organizations may participate as Business Mentors. For more information about how to be an internship provider, please visit <http://www.engagemiamidade.net/#!community-internships/c7pc> or email us at internships@dadeschools.net. As an awarded vendor, District staff may contact your organization regarding current and upcoming Business Mentor opportunities for M-DCPS students and seek your organization's participation, if eligible.

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SECTION 2.0 – SCOPE OF PROPOSAL

This section identifies certain minimum requirements, qualifications, and information desired by the District. Proposers are instructed to indicate a response to ALL requirements and specifications contained in this Section in the order listed using the same numbering system.

The inability or denial expressed in a proposal, or omission in the proposal, to offer to comply/conform with the requirements of this Section of the Request for Proposal (RFP) may result in a finding that the proposal is non-responsive and, therefore, not considered for award.

2.1 GENERAL INFORMATION AND BACKGROUND

The Demised Premises enjoys a privileged location, in close proximity to a number of venues and facilities, including the Arsht Center for the Performing Arts, the American Airlines Arena, Museum Park, the Port of Miami, Downtown Miami and the Beaches, and is easily accessible to mass transit and conveniently located near major transportation corridors (I-395 and I-95).

Under the Miami 21 Zoning Code, the Demised Premises is designated T6-24A-O, which currently allows for up to 48 stories, subject to a maximum Floor Lot Ratio ("FLR") of 7. The designation allows for up to a 30% FLR Bonus, which would permit a total development of 446,582 square feet. Additional information regarding the zoning requirements and other development standards applicable to the development of the Demised Premises can be found in the design criteria package set forth herein as Attachment B.

2.2 PURPOSE

The purpose of this Request For Proposals ("RFP") is to offer for sale and/or development an existing parking lot (with a lot size of approximately 49,075 square feet) owned by The School Board of Miami-Dade County, Florida ("Board"), located at 1370 N.E. Second Avenue, Miami, Florida (see attached location map included with Attachment A), hereinafter referred to as the "Demised Premises," as legally described in Attachment A. The Board anticipates that the sale of the Demised Premises will result in sufficient revenue to defray all or a substantial portion of the cost to construct certain improvements deemed necessary by the Board, which include (a) up to 180,000 square feet of office space (inclusive of the chambers for the School Board) and (b) 600 parking spaces for the perpetual and beneficial use of the Board and its designees (the "Contemplated Improvements"), or result in the selected Proposer constructing all or a portion of the Contemplated Improvements either on the Demised Premises or at an alternative location acceptable to the Board. A Proposer choosing to submit a response that includes the construction of the Contemplated Improvements does not have to commit to construct all of the Contemplated Improvements. However, the value provided by a Proposer choosing to submit a response that includes the construction of all or a portion of the Contemplated Improvement will, in part, be determined by the amount of square footage of office space and the total number of parking spaces made available to the Board.

The Proposer shall structure the proposal to provide the best offer to purchase the Demised Premises. The Proposer will, as part of the proposal, provide to the Board consideration that meets or exceeds the fair market value of the Demised Premises. The consideration paid for the Demised Premises may include cash and/or in-kind consideration, including, but not limited to, the construction of all or a portion of the Contemplated Improvements for the benefit of the Board.

If the Proposer decides to offer a proposal that includes the construction of the Contemplated Improvements either within the Demised Premises or at another location acceptable to the Board, then the Proposer must (i) agree to construct such improvements consistent with the design criteria package set forth herein as Attachment B and (ii) describe in its proposal the means by which it intends to minimize any risk of non-performance to the Board associated with the construction of such improvements. For example, the Proposer may provide an upfront payment to the Board in cash for the fair market value of the Demised Premises, plus provide the Board with an option to purchase, in the Board's sole discretion, the Contemplated Improvements for a stipulated price payable upon the completion of construction (the "Purchase Option") in consideration for the fee simple title to the Demised Premises.

With respect to the design criteria package set forth herein as Attachment B, the Board will consider deviations from the specific standards and requirements set forth in the Design Criteria Package Narrative, on a case-by-case basis, and reserves the right to reject any deviations submitted by a Proposer. The Proposer should specifically identify in its proposal those deviations from the specific standards or requirements set forth in the Design Criteria Package Narrative that the Proposer requests that the Board consider accepting. The Proposers acknowledge that any such modification accepted by the Board may negatively affect the calculation of the value of the proposed improvements offered by the Proposer. During the negotiation of the Comprehensive Agreement with the selected Proposer, the Board reserves the right to negotiate and accept modifications to the standards and requirements set forth in Design Criteria Package Narrative that the Board determines to be in the best interest of the Board so long as such modifications do not decrease the overall value of the consideration offered by the selected Proposer.

The Proposer will submit the form set forth in Section 3.0 of this RFP, confirming that the Proposer will provide to the Board fair market value or greater for the fee simple title to the Demised Premises and setting forth the means by which the payment of such consideration will be structured (i.e. cash, in-kind consideration, or a combination).

If the Proposer includes the construction of all or a portion of the Contemplated Improvements in its proposal, then the Proposer will include the following, at a minimum, as part of its proposal:

- A conceptual site plan in the form of drawings, schematics or other visual representation of the plan for the use of the Demised Premises and the construction of the Contemplated Improvements, in sufficient detail as to allow the District to ascertain the proposed mix of uses, square footage allocations, consistency with the design criteria package set forth herein as Attachment B, and any other elements inherent to the Proposal for consideration by the Board;
- A detailed cost estimate of the construction costs associated with the Contemplated Improvements certified by a Licensed Design Professional and prepared on the basis of a detailed analysis of materials and labor for all items of work in the manner set forth in Attachment C (the "Proposer Cost Estimate"); and
- A detailed narrative of (i) the means by which the office space and parking spaces will be demised to the Board if the Board exercises the respective Purchase Options, (ii) any costs, if applicable, that the Proposer contemplates that the Board will be required to pay associated

with the use of common areas or related to the on-going occupancy of the Contemplated Improvements (the "Cost of Occupancy"), and (iii) the means by which the Contemplated Improvements will be separated from any other uses being contemplated for the development of the Demised Premises.

The sale of the Demised Premises will be based on the terms and conditions of the Comprehensive Agreement to be negotiated between the parties. If the Comprehensive Agreement requires the selected Proposer to construct the Contemplated Improvements, then (x) the Comprehensive Agreement will comply with the requirements of a "comprehensive agreement" as set forth in Section 255.065, Florida Statutes (2016), for the construction of a "qualifying project" and (y) will provide a structure to minimize the construction-related and financial risks to the Board, which may include, by way of example, the following: (i) an agreement setting forth the framework for determining the Cost of Occupancy (as defined above) and the associated payment thereof, (ii) a requirement that the deed of conveyance ("Deed") shall be subject to a Covenant Running With the Land in favor of The School Board of Miami-Dade County, Florida ("Covenant"), and upon the closing of the purchase transaction, the closing agent for the Board will record the Deed and the Covenant, in a form satisfactory to the Board, memorializing the Purchase Option and providing the Board with the right to exercise the Purchase Option, in its sole discretion, to either the office space or the parking spaces or both within a defined period of time after substantial completion of the Contemplated Improvements, and (iii) a commitment, if the Board exercises the Purchase Option(s), to provide to the Board, free and clear of all encumbrances, fee simple, marketable title, in accordance with Florida law, to the Contemplated Improvements.

As further described in Section 5.2 of this RFP, the Board reserves the discretion to accept the offer set forth by the selected Proposer in its proposal or negotiate terms and conditions for the sale thereof that may differ from such proposal; provided, however, that the Board will not accept any changes during negotiations that decrease the overall value of the consideration offered in the proposal of the selected Proposer. The Board, at its sole discretion, may direct negotiations with the highest ranked Proposer, negotiations with multiple Proposers, and/or may request best and final offers.

2.3 SCOPE OF PROPOSAL

The successful Proposer(s) will enter into a contractual agreement with the Board for the sale of the Demised Premises under a Comprehensive Agreement.

2.4 REQUIRED INFORMATION TO BE SUBMITTED BY THE PROPOSER

The proposal submitted must clearly indicate the name of the responding firm, as well as the name, address, and telephone number of the primary contact at Proposer's organization. In no more than twenty (20) pages, the Proposer must provide the following:

- Financial Information
 - The method of payment with accompanying proof of funds or evidence of a definitive loan commitment and such other information as necessary to demonstrate the capacity of the Proposer to finance the purchase and/or the proposed development of Contemplated Improvements.

- Qualifications
 - A detailed description of the qualifications of the Proposer and experience in closing similar real estate transactions or, if applicable, completing similar real estate developments, including a minimum of three (3) professional/business references set forth in the Proposer Experience Forms attached hereto as Exhibit 6, which documents expertise, competence, capability, and capacity in, project similar to the contemplated transaction. Include, at a minimum, the following information:
 - a. Company Information. Provide background information, including company history/organizational structure, years in business, number of employees, and any other information communicating capabilities and experience.
 - b. Experience and Qualifications. Provide a list of the Proposer's experience with comparable transactions of size and scope similar to or larger than the proposed transaction. Include a table with (as applicable) the project name, type of project, scope of project, time period for completion of the project, and hard construction costs for the project.
 - c. Capacity to Manage and Implement the Project. Provide additional information sufficient to demonstrate Proposer's capacity to purchase and, if applicable, manage and implement projects with a value of \$75 million or greater.
 - d. Financial Capacity. Submit detailed information sufficient to demonstrate the financial capacity of Proposer. Include Proposer's (or, if applicable, the parent company's) most recent annual reviewed/audited financial statement with the auditors' notes. Such statements should include, at a minimum, balance sheets and profit and loss statements. School Board reserves the right to request additional information from any Proposer to determine financial capacity.

2.5 MINIMUM QUALIFICATIONS

Each Proposer must demonstrate, either directly or through the experience of a company Affiliated with the Proposer, experience in real estate transactions of similar size and complexity within the last ten (10) years. To the extent that the proposal includes the construction of a portion or all of the Contemplated Improvements, then the Proposer must also demonstrate that the Proposer, either directly or through a company Affiliated with the Proposer, has successfully constructed and financed two (2) projects of a similar size and complexity within the last ten (10) years. The term "Affiliated" means any entity that directly or indirectly controls, is controlled by, or is under common control with the Proposer. "Control," for purposes of this definition, means direct or indirect ownership or control of more than 50% of the voting interests of the subject entity.

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SECTION 3.0 - PRICE PROPOSAL

[Signature is required at the end of this Section 3.0]

Proposer must complete this section in its entirety.

3.1 PRICE PROPOSAL FOR PURCHASE OF THE DEMISED PREMISES

The purchase price set forth should not include any prorations, fees and taxes that are the responsibility of the selected Proposer under the Comprehensive Agreement. The amount of any such prorations, fees and taxes will be payable by the selected Proposer in the manner to be set forth in the Comprehensive Agreement.

The Proposer hereby agrees to pay to the Board the following amount for the Demised Premises:

(the "Purchase Price")

Portion of Purchase Price Paid in Cash: _____
Portion of Purchase Price Paid in In-Kind Consideration: _____

The value of any in-kind consideration must be based, as applicable, on the certified Proposal Cost Estimate or a third party appraisal of the value of such consideration, each subject to verification by the Board in the manner set forth in Section 5.0.

The information in this RFP is to be utilized solely for preparing the proposal response to this RFP and does not constitute a commitment by the District to sell the Demised Premises to any of the Proposers. Further, the Proposers acknowledge that, pursuant to Board Policy, the sale of property is contingent upon a determination that the price offered by the selected Proposer is equal to or greater than fair market value, as determined based on District-commissioned appraisals, in accordance with applicable laws, conducted after receipt of the proposals under this RFP.

Signature of Proposer's Authorized Representative

Title

Printed Name:

Date

SECTION 4.0 - PROPOSAL SUBMISSION AND FORMAT

This Section identifies the format to be followed in assembling a response. Proposers must carefully follow the format and instructions outlined below, creating a tabbed section in the response for each of the sections in 4.1 below. Proposers are instructed to indicate a response to ALL requirements and specifications contained in this Section in the order listed using the same numbering system.

Proposal responses must contain each of the enumerated documents below, each fully completed, signed, and notarized as required. Proposals that do not include the required documents may be deemed ineligible and may not be considered for contract award. All materials (except for plans and schematics, if any) are to be submitted on 8½" X 11" paper, neatly typed on one side only, with normal margins, spacing and quantities as outlined in **Section 1.9** of this RFP.

The Proposer shall structure the proposal to provide the best offer for purchase and/or development of the Demised Premises. The Proposer will, as part of the proposal, have the option of (i) submitting an offer setting forth a definitive cash purchase price for the fee simple title to the Demised Premises, or (ii) submitting an offer to purchase the Demised Premises for in-kind consideration or a combination of in-kind consideration and cash. The in-kind consideration may include, but is not limited to, an offer to construct the Contemplated Improvements for the benefit of the Board in exchange for the fee simple title to the Demised Premises.

CONTENTS OF PROPOSAL

All proposals must contain the following tabs/sections:

1) **Cover Page**

Exhibit 1 found in Section 7 is to be used as the cover page for the Proposal. This form must be fully completed and signed by an authorized officer of the Proposer submitting the proposal.

2) **Table of Contents**

The Table of Contents should outline in sequential order the major areas of the proposal. All pages of the proposal, including the enclosures, must be clearly and consecutively numbered and correspond to the Table of Contents.

3) **Executive Summary**

Provide a brief summary of no more than two (2) single-spaced pages describing the key elements of the proposal, experience and qualifications of the Proposer, staff and any other relevant information.

4) **Required Information**

Provide a response to all of the items listed in **Section 2.4** of this RFP. The Proposer must respond to ALL Requirements in **Section 2.4** of this RFP. The inability or denial

expressed in a proposal, or omission in the proposal, to offer solutions or an explanation to the requirements of this section may result in the Proposer being found non-responsive.

5) Additional Requirements

A Proposer submitting a proposal including only a firm cash purchase price in consideration for the Demised Premises will submit the form set forth in Section 3.0 of this RFP setting forth the firm cash purchase price offered for the fee simple title to the Demised Premises.

A Proposer submitting proposal including all or a portion of the purchase price as in-kind consideration will submit the form set forth in Section 3.0 of this RFP, setting forth the value of the proposal, and including the following, as applicable, as part of its proposal:

- A conceptual site plan in the form of drawings, schematics or other visual representation of the plan for the use of the Demised Premises and the construction of the Contemplated Improvements, in sufficient detail as to allow the District to ascertain the proposed mix of uses, square footage allocations, consistency with the Design Criteria Package, and any other elements inherent to the Proposal for consideration by the Board;
- A detailed cost estimate of the construction costs associated with the Contemplated Improvements certified by a Licensed Design Professional and prepared on the basis of a detailed analysis of materials and labor for all items of work in the manner set forth in Attachment C (the "Proposer Cost Estimate"); and
- A detailed narrative of (i) the means by which the office space and parking spaces will be demised to the School Board, (ii) any costs, if applicable, that the Proposer contemplates that the Board will be required to pay associated with the use of common areas or related to the on-going occupancy of the Contemplated Improvements (the "Cost of Occupancy"), (iii) the means by which the Contemplated Improvements will be separated from any other uses being contemplated for the development of the Demised Premises, and (iv) the allowance to be included, if any, in the proposal for finishing and furnishing the office space by the School Board.
- If the Proposer provides for the construction of Contemplated Improvements at an alternative site, the Proposer must provide a detailed description of the alternative site, including an analysis of its accessibility to mass transit and its distance from the Demised Premises, and provide satisfactory evidence that the Proposer owns or controls the alternative site such that the Proposer can provide fee simple title to the School Board of the Contemplated Improvements, if applicable. If the proposer includes in-kind consideration other than the construction of the Contemplated Improvements at the Demised Premises, the District may, at its sole discretion, determine that such in-kind consideration is unacceptable and not consider such proposal for award.

6) Required Forms & Attachments

The Proposer must complete, sign and submit the following forms available in **Section 6.0** as part of the Proposal. If awarded a contract, the Proposer will be asked to submit a Proposer registration packet that will include all of the forms listed in **Section 6.0**.

Exhibit 1	Cover Page for Proposal
Exhibit 2	Affidavit Identifying Authorized Representative(s) for Selection Committee Proceedings (RFP Process)
Exhibit 3	Acknowledgment of Amendments
Exhibit 4	Local Business Affidavit of Eligibility
Exhibit 5	Florida Statutes on Public Entity Crimes
Exhibit 6	Proposer Experience
Exhibit 7	Anti-Collusion Statement
Exhibit 8	Disclosure of Employment of Former School Board Employees

4.2. PROPOSAL PREPARATION REQUIREMENT

- (1) All RFP Proposers must submit one (1) unbound, one-sided original and eight (8) bound copies of the complete proposal, eight (8) electronic versions on CD or USB drive. See Section 1.9.
- (2) All proposals must be submitted on 8½" X 11" paper, except for any drawings, charts, diagrams, and bound, tab divided by designated category. Binders will have clearly printed front, back and spine title covers that clearly identify the proposal subject, due date and Proposer's contact information.
- (3) The original, the soft copy and all copies must be submitted in a sealed envelope/container. Proposers shall include their complete name, return address, and telephone number on the left upper side of mailing label. The RFP title, number, due date and opening time will be clearly printed at the bottom left side of the label. Such outer envelope/container should be addressed as specified below:

4.3 PROPOSAL LABELING REQUIREMENTS

The box below, with all appropriate information, must appear as a label to allow proper processing of proposal. The label will allow the Contact Person to properly handle the sealed container without revealing the contents until the proposals are opened.

SEALED PROPOSAL ENCLOSED (To be opened by the Contact Person noted below)	
Proposer's Name: Proposer's Address: Proposer's Telephone Number:	BID BOX Miami-Dade County Public Schools Procurement Management Services <u>Attn: Melody Thelwell, MPA</u> <u>Chief Procurement Officer</u> School Board Administration Building 1450 NE 2 nd Avenue, Suite 650 Miami, FL 33132
RFP No.: RFP-16-027-MT RFP Title: Sale of Property Located at 1370 N.E. Second Avenue Proposal Due Date: Thursday, February 2, 2017 by 2 p.m. EST (local time)	

SECTION 5.0 - EVALUATION/SELECTION PROCESS

5.1 COMPETITIVE RFP PROCESS

- (a) The selection process under this RFP shall be a competitive process that shall utilize and be governed by the authority, methodology and guidance established within School Board Policy 7315 as supplemented by the authority granted to the Board pursuant to Section 255.065, Florida Statutes (2016).
- (b) Proposals will be evaluated by a designated Selection Committee in order to ascertain which proposal provides the greatest overall financial benefit to the Board. Final approval of the successful Proposer will be made by the Board. The District reserves the right to reject any and all proposals submitted. When the final selection is made, a Comprehensive Agreement acceptable to the Attorney for the Board will be entered into with the successful Proposer. No debriefing or discussion will be held with unsuccessful Proposers.
- (c) Prior to submittal of the proposals to the Selection Committee, District Staff will review each proposal to determine if each proposal meets the Minimum Qualifications set forth in Section 2.5 of the RFP. If a proposal does not meet the Minimum Qualifications, District Staff will reject the proposal and the proposal will not be considered for award.

5.2 EVALUATION CRITERIA

The evaluation decision will be made according to whichever proposal provides the greatest overall financial benefit to the Board.

The Board may select a proposal for award if it provides the greatest overall financial benefit to the Board, so long as the purchase price is equal to or greater than the fair market value of the Demised Premises, as determined by an independent appraisals conducted by the Board, and subject to compliance with the governing Board policies relating to sale of property. The independent appraisal will be completed after receipt of proposals under this RFP.

If the Proposer offers to construct all or a portion of the Contemplated Improvements, the value of any such in-kind consideration will be based upon the Proposer Cost Estimate, as validated by the District, in conjunction with such third party consultants chosen at the discretion of the District, minus any Cost of Occupancy in excess of the fair market value of such costs. If the Proposer offers any other form of in-kind consideration, the value thereof shall be based on a third-party appraisal of the value of such property offered in consideration for the Demised Premises.

To the extent applicable, the fair market value of an alternative site transferred to the School and any construction allowances provided by any Proposer constructing the Contemplated Improvements shall also be included in the valuation of such proposal.

5.3 NEGOTIATIONS WITH RESPONSIVE AND RESPONSIBLE PROPOSERS AND REVISIONS TO PROPOSALS

The Selection Committee, a subcommittee thereof, or such other committee or qualified staff, all as determined and appointed by the Superintendent, may conduct negotiations with:

- (i) responsive and responsible Proposers determined to be in the competitive range, which, for purposes of this RFP, means each proposal within ten percent (10%) of the proposal determined by the Selection Committee to provide the greatest overall financial benefit to the Board;
 - (ii) the highest ranked responsive and responsible Proposer when the Selection Committee has completed its final evaluation of proposals; or
 - (iii) a sole responsive and responsible Proposer when only one proposal is received.
- a) *Purposes of Negotiations.* Negotiations are held to:
- (i) promote understanding of the District's requirements and the Proposers' proposals; and
 - (ii) facilitate arriving at a contract that will be most advantageous to the District taking into consideration price and the other evaluation factors, if any, set forth in the Request For Proposals.
- b) *Authorized Representatives.* Any representative of a Proposer participating in oral presentations or negotiations for the Proposer shall be listed on an affidavit (Exhibit 2) submitted with the proposal.
- c) *Meetings.* All negotiations shall be conducted in accordance with "Government in the Sunshine Law," Section 286.011, *et seq.*, Florida Statutes, as applicable and subject to the exemptions contained therein, and as same may be amended from time to time.
- d) *Best and Final Offers.* When in the best interest of the District, the Selection Committee may request, through the Contact Person, the submission of best and final offers from all Proposers remaining in the competitive range. The request for best and final offers shall be in writing and shall establish a common date and time for the submission. Proposers shall be informed that if they do not submit a best and final offer or a notice of withdrawal, their immediate previous offer will be construed as their best and final offer. Best and final offers shall be submitted only once and shall be evaluated by the Selection Committee; provided, however, the Selection Committee, through the Contact Person, may make a written determination that it is in the District's best interest to conduct additional negotiations with more than one Proposer or change the District's requirements and require another submission of best and final offers which shall be evaluated by the Selection Committee.
- e) *Completion of Negotiations.* When the Selection Committee determines to conduct negotiations with such proposers within a competitive range, and when the Selection Committee has completed its final evaluation of the negotiated proposals, with or without best and final offers, the Selection Committee may continue, and attempt to complete, negotiations with the highest ranked responsive and responsible Proposer. The Selection Committee through the Contact Person will make recommendation of award to the Board or its committees.

5.4 PRICE

All Proposers must submit a completed price proposal under this RFP at the time of proposal submission with each proposal package. See **Section 3.0 – PRICE PROPOSAL**

5.5 ORAL PRESENTATIONS, NEGOTIATIONS AND PRODUCT DEMONSTRATIONS/SITE VISITS

(a) The firms in the competitive range may be invited to individually make oral presentations of their proposal and participate in negotiations.

(b) Oral presentations will consist of an overview of the submitted proposal of each of the Proposers in the competitive range, and specific questions regarding items specific to the proposal being reviewed. NO additional information will be provided by the Proposer during these presentations. Product/service demonstrations and/or site visits may also be requested, and scheduled, at any time by the Selection Committee, through the Contact Person, of firms remaining in the competitive range.

5.6 GOVERNMENT IN THE SUNSHINE LAW

All oral presentations, negotiations and product demonstrations under this RFP process shall be conducted in accordance with applicable sections of the "Government in the Sunshine Law," Chapter 286, Florida Statutes, as amended.

5.7 AWARD

The evaluation decision will be made according to whichever proposal provides the greatest financial benefit to the Board, taking into consideration the criteria set out in Section 5.2, above. No other factors or criteria shall be used in the evaluation. The recommendation of the Selection Committee shall be submitted through the Contact Person to the School Board.

In this RFP Process, the award decision will be made by the School Board, whose decision shall be final.

The remainder of this page was intentionally left blank.

SECTION 6.0 – ATTACHMENTS

Exhibit 1	Cover Page for Proposal
Exhibit 2	Affidavit Identifying Authorized Representative(s) for Selection Committee Proceedings (RFP Process)
Exhibit 3	Acknowledgment of Amendments
Exhibit 4	Local Business Affidavit of Eligibility
Exhibit 5	Florida Statutes on Public Entity Crimes
Exhibit 6	Proposer Experience
Exhibit 7	Anti-Collusion Statement
Exhibit 8	Disclosure of Employment of Former School Board Employees
Attachment A	Legal Description
Attachment B	Design Criteria Package
Attachment C	Proposer Cost Estimate

Balance of page intentionally left blank

**Exhibit 1
Cover Page for Proposal**

PROPOSER'S NAME (Name of firm, entity or organization):		
FEDERAL EMPLOYER IDENTIFICATION NUMBER:		
NAME AND TITLE OF PROPOSER'S CONTACT PERSON:		
Name: _____		Title: _____
MAILING ADDRESS:		
Street Address: _____		
City, State, Zip: _____		
TELEPHONE: (____) _____	FAX: (____) _____	E-MAIL ADDRESS: _____
PROPOSER'S ORGANIZATIONAL STRUCTURE:		
<input type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability Co. <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> General Partnership <input type="checkbox"/> Joint Venture		
<input type="checkbox"/> Other (Explain): _____		
INFORMATION REGARDING PROPOSER'S BUSINESS ORGANIZATION:		
Date Incorporated/Organized: _____		
State Incorporated/Organized: _____		
States registered in as foreign corporation: _____		
PROPOSER'S SERVICE OR BUSINESS ACTIVITIES OTHER THAN WHAT THIS SOLICITATION REQUESTS FOR:		
LIST NAMES OF PROPOSER'S SUBCONTRACTORS OR SUBCONSULTANTS FOR THIS PROJECT:		
PROPOSER'S AUTHORIZED SIGNATURE:		
The undersigned hereby certifies that this proposal is submitted in response to this solicitation.		
Signed By: _____		Date: _____
Print Name: _____		Title: _____

Exhibit 2
AFFIDAVIT IDENTIFYING AUTHORIZED REPRESENTATIVE(S)
FOR SELECTION COMMITTEE PROCEEDINGS (RFP PROCESS)

Firm/Proposer's Name: _____
 Address: _____ Zip: _____
 Business Telephone: (____) _____
 This RFP No.: _____

List all members of the Proposer's presentation team who may participate on your firm's behalf in Oral Presentations including negotiations under this RFP process:

NAME	TITLE	EMPLOYED BY	TEL. NO.
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(ATTACH ADDITIONAL SHEET IF NECESSARY)

The individuals listed above are authorized by this Firm/Proposer to appear as its representative during Oral Presentations including negotiations before a Miami-Dade County Public Schools' evaluation, selection, technical review or similar committee or subcommittee under the above-referenced RFP process.

For the sole purpose of said Oral Presentations including negotiations under this RFP process, the listed individuals shall not be required to pay any lobbyist registration fees.

Additional authorized representatives for Oral Presentations including negotiations under this RFP process shall be recognized upon submission, prior to the oral presentation, to the M-DCPS Contact Person of another fully executed affidavit (this Exhibit 2).

Unless he or she has been listed here, no individual shall appear before any M-DCPS evaluation, selection, technical review or similar committee or subcommittee on County Commissioners and has paid all applicable fees as a registered lobbyist.

Other than for the purposes of this RFP process, individuals who wish to address the School Board or a committee or subcommittee concerning any action, decision or recommendation of District personnel must register with the Clerk of the School Board and pay all applicable fees as a registered lobbyist.

Signature of Authorized Representative of Firm/Proposer: _____
 Name: _____
 Title: _____

STATE OF _____
 COUNTY OF _____

The foregoing instrument was acknowledged before me this _____,

by _____, a _____, who is personally
 (Individual, Officer, Partner or Agent) (Sole Proprietor, Corporation or Partnership)

known to me or who has produced _____ as identification and who did/did not take an oath.

 (Signature of person taking acknowledgement)

 (Name of Acknowledger typed, printed or stamped)

 (Title or Rank) (Serial Number, if any)

Exhibit 3
ACKNOWLEDGEMENT OF AMENDMENTS

Instructions: Complete Part I or Part II, whichever is applicable.

PART I: Listed below are the dates of issue for each Addendum received in connection with this solicitation.

Addendum #1, Dated _____, 20__

Addendum #2, Dated _____, 20__

Addendum #3, Dated _____, 20__

Addendum #4, Dated _____, 20__

Addendum #5, Dated _____, 20__

Addendum #6, Dated _____, 20__

Addendum #7, Dated _____, 20__

Addendum #8, Dated _____, 20__

PART II:

No Addendum was received in connection with this solicitation.

Authorized Signature: _____ Date: _____

Print Name: _____ Title: _____

Federal Employer Identification Number: _____

Firm Name: _____

Address: _____

City/State/Zip: _____

Telephone: _____ Fax: _____

**Exhibit 5
FLORIDA STATUTES ON PUBLIC ENTITY CRIMES**

The State of Florida has enacted a law that requires bidders or contractors to submit a sworn document stating whether or not a corporation, its officers, predecessors or successors have been convicted of a public entity crime. Neither the Proposer, the contractor nor any officer, director, executive, partner, shareholder, employee, member nor agent who is active in the management of the Proposer or contractor nor any affiliate of the Proposer or contractor shall have been convicted of a public entity crime subsequent to July 1, 1989.

All Proposers must read and complete in its entirety, sign and have notarized the attached "Sworn Statement under Section 287.133 (3) (a), Florida Statutes, on Public Entity Crimes."

Failure to do so will result in the proposal submitted being considered non-responsive and therefore not considered for award.

Bid or Contract No. _____

SWORN STATEMENT UNDER SECTION 287.133 (3) (A),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, personally appeared _____ who, being by me first duly sworn, made the following statement:

1. The business addresses of _____ (name of bidder or contractor) is _____.
2. My relationship to _____ (name of bidder or contractor) is _____ (relationship such as sole proprietor, partner, president, vice president).
3. I understand that a public entity as defined in Section 287.133 of the Florida Statutes includes a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity in Florida or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or such an agency or political subdivision and involving antitrust, fraud, theft, bribery, collusion, racketeering conspiracy, or material misrepresentation.
4. I understand that "convicted" or "conviction" is defined by the statute to mean a finding or a conviction of a public entity crime with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July, 1989, as a result of a jury verdict, non-jury trial, or entry plea of guilty or nolo contendere.

5. I understand that "affiliate" is defined by the statute to mean (1) a predecessor or successor of a person or a corporation convicted of a public entity crime, or (2) an entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime, or (3) those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate, or (4) a person or corporation who knowingly entered into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months.
6. Neither the Proposer, contractor nor any officer, director, executive, partner, shareholder, employee, member nor agent who is active in the management of the Proposer or contractor nor any affiliate of the Proposer or contractor has been convicted of a public entity crime.

(Draw a line through paragraph 6 if paragraph 7 below applies)

7. There has been a conviction of a public entity crime by the Proposer or contractor, or an officer, director, executive, partner, shareholder, employee, member or agent of the Proposer or contractor, or an officer, director, executive, partner, shareholder, employee, member or agent of the Proposer or contractor who is active in the management of the Proposer or contractor or an affiliate of the Proposer or contractor. A determination has been made pursuant to Section 287.133 (3) by order of the Division or Administrative Hearings that it is not in the public interest for the name of the convicted person or affiliate to appear on the convicted Proposer list. The name of the convicted person or affiliate is _____ . A copy of the order of the Division of Administrative Hearing is attached to this statement.

Affiant's Signature

Sworn to and subscribed before me in the state and county first mentioned above on the _____ day of _____, 20_____.

NOTARY PUBLIC

MY COMMISSION EXPIRES

**Exhibit 6
PROPOSER'S EXPERIENCE**

Submit one form for each professional/business reference. Understand that each reference may be contacted to verify the validity of the relationship between the Proposer and the reference.

Proposer:

Reference Business Name:

Address:

Reference Contact Person:

Title:

Phone number:

Email:

Duration of Relationship:

Date Started: _____ Date Ended: _____ for _____ Total Years.

Additional information (attach pages as necessary):

Describe the nature of the relationship; if applicable, provide total value of the contract, result of any project complete and Proposer's role in the project, difficulties experienced during relationship.

**Exhibit 7
ANTI-COLLUSION STATEMENT**

THE UNDERSIGNED PROPOSER HAS NOT DIVULGED TO, DISCUSSED, OR COMPARED HIS/HER PROPOSAL WITH OTHER PROPOSERS AND HAS NOT COLLUDED WITH ANY OTHER PROPOSER OR PARTIES TO THE PROPOSAL WHATSOEVER. PROPOSER ACKNOWLEDGES THAT ALL INFORMATION CONTAINED HEREIN IS PART OF THE PUBLIC DOMAIN AS DEFINED BY THE STATE OF FLORIDA SUNSHINE LAW.

CERTIFICATION AND IDENTIFICATION FOR PROPOSERS SUBMITTING PROPOSALS

I certify that this proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same service, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of these proposal specifications and I certify that I am authorized to sign this proposal. I certify agreement with the School Board of Miami-Dade County, Florida Business Code of Ethics and agree to comply with this Code and all applicable School Board contracting and procurement policies and procedures (School Board Policy 6460). I certify that I, nor my company or its principals, or any wholly-owned subsidiary are currently debarred or in default of any bid, purchase order or contract with the School Board or any other private or governmental entity and that the company satisfies all necessary requirements as an entity to do business with The School Board of Miami-Dade County, Florida.

Type of Business Organization and Authority of Signatory:

Indicate type of business organization Proposer does business. For example, Partnership, Limited Partnership, Limited Liability Company, Corporation, etc. If a proposal is submitted by a corporation, provide documentation that the corporation is active and authorized to do business in the State of Florida, and that its corporate status shall remain active and unchanged at the time of award of proposal. As to other types of business organizations, please provide any and all documentation relating thereto, including without limitation, verification that the party signing this proposal is fully authorized and empowered to do so, on behalf of Proposer. In addition, set forth name(s) and title of any and all parties who are authorized to contract on behalf of Proposer.

LEGAL NAME OF AGENCY OR

PROPOSER SUBMITTING PROPOSAL: _____

MAILING ADDRESS: _____

CITY STATE, ZIP CODE: _____

TELEPHONE NUMBER: _____

TYPE OF BUSINESS ORGANIZATION: _____

E-MAIL ADDRESS: _____

BY: SIGNATURE (ORIGINAL) _____

BY: NAME TYPED _____

TITLE: _____

Exhibit 8

DISCLOSURE OF EMPLOYMENT OF FORMER SCHOOL BOARD EMPLOYEES

Pursuant to School Board Policy 6460, which may be accessed at <http://www2.dadeschools.net/schoolboard/rules>, all bidders, proposers, and consultants are required to disclose the names of any of their employees who serve as agents or principals for the bidder, proposer or consultant, and who, within the last two years, have been or are employees of the School Board. Such disclosure will be in accordance with current School Board rules, but will include, at a minimum, the name of the former School Board employee, a list of the positions the employee held in the last of their employment with the School Board, and the dates the employees held those positions. See following page and include page in your proposal packages. If non-applicable, please indicate so on the form and return.

DISCLOSURE OF CONFLICT OF INTEREST (Affiliation with District Committees, Task Force or Associations)

Proposers are required to disclose the names of any officers/directors, who serve on any district committees, task force, or associations. See following page and include page in your proposal packages. If non-applicable, please indicate so on the form and return.

**DISCLOSURE OF EMPLOYMENT OF FORMER SCHOOL BOARD EMPLOYEES
(PLEASE INCLUDE THIS FORM WITH YOUR PROPOSAL PACKAGE)**

Pursuant to School Board Policy 6460, which may be accessed on the school website at www2.dadeschools.net/schoolboard/rules all bidders, proposers, and consultants, are required to disclose the names of any of their employees who serve as agents or principals for the bidders, proposers or consultant, and who **within the last two years**, have been or are employees of the School Board. Such disclosure will be in accordance with current School Board rules, but will include, at a minimum, the name of the former School Board employee, a list of the positions the employee held in the last two years of his or her employment with the School Board, and the dates the employee held those positions.

NAME	LIST OF POSITIONS	DATES EMPLOYEE HELD POSITION
_____	_____	_____
_____	_____	_____
_____	_____	_____

DISCLOSURE OF CONFLICT OF INTEREST

(AFFILIATION WITH DISTRICT COMMITTEES, TASK FORCE, ASSOCIATIONS)

Firms under contract or proposing to enter into a contract with Agency must be in conformance with the M-DCPS Conflict of Interest policies available at www.dadeschools.net. Any Proposer who submits a response to a solicitation must disclose the names of any of its company directors or officers who serve on any District Committees, Task Force or Associations. Does the Firm or any Associate of the Firm (Director's, Officers, etc.) serve or have served within the past two years (2) on a Miami-Dade County Public Schools District Committee, Task Force, or Association?

No Yes If answer is yes, please complete the following:

Employee Name	Current Title with Firm	Name of M-DCPS Committee, Task Force, Association Served
Name: _____ •		
Name: _____ •		

NOTE: THIS FORM SHALL BE RETURNED WITH THE PROPOSAL SUBMITTAL

ATTACHMENT A

LEGAL DESCRIPTION

Lots 1 through 8, in Block 25 of "ALICE BALDWINS ADDITION to the Baldwin Addition to the City of Miami", according to the plat thereof recorded in Plat Book 1 at Page 119 of the Public Records of Dade County, Florida, together with that certain strip of land lying between Block 25, of ALICE BALDWIN'S ADDITION, as herein described, and Block 1 of "RICKMER'S ADDITION to the City of Miami", according to the plat thereof recorded in Plat Book 1 at Page 200 of the Public Records of Dade County, Florida, said strip of land extending from Northeast 2nd Avenue to Northeast 1st Court; LESS

Beginning at the Southeast corner of Lot 4 Block 25 of "ALICE BALDWINS ADDITION to the Baldwin Addition to the City of Miami", according to the plat thereof as recorded in Plat Book 1 at Page 119 of the Public Records of Dade County, Florida; thence run North along the east boundary line of Lots 4 and 1 of said Block 25 to the Northeast corner of said Lot 1; thence a distance of 16.35 feet more or less, to a point; thence run South on a straight line through said Lots 1 and 4 to a point on the South line of said Lot 4 which is 17.71 feet more or less, West of the point beginning; thence run East on the said South line of Lot 4 a distance of 17.71 feet more or less, to the point of beginning; AND LESS

Beginning at the Southeast corner of Lot 8, Block 25 of "ALICE BALDWINS ADDITION to the Baldwin Addition to the City of Miami", according to the plat thereof as recorded in Plat Book 1 at Page 119 of the Public Records of Dade County, Florida; thence run North along the East boundary line of said Lot 8 a distance of 50 feet, more or less, to the Northeast corner thereof; thence run West on the North line of said Lot 8 a distance of 18.39 feet, more or less, to a point; thence run Southerly through said Lot 8 to a point on the South line of said Lot 8, which point is 19.08 feet, more or less, West of the point of beginning; thence run East on the said South line of Lot 8 a distance of 19.08 feet, more or less, to the point of beginning.

Folio #: 01-3136-014-0010
01-3136-014-0020



ATTACHMENT B
DESIGN CRITERIA PACKAGE

ATTACHMENT C
PROPOSER COST ESTIMATE

The Proposer Cost Estimate shall accurately reflect the project description provided in the Proposer and correspond to the Contemplated Improvements. The allocation of costs associated with the Proposal shall be allocated pursuant to the following groups and subgroups:

SPECIFICATIONS GROUP

General Requirements Subgroup

- Division 01 — General Requirements

Facility Construction Subgroup

- Division 02 — Existing Conditions (Site Work)
- Division 03 — Concrete
- Division 04 — Masonry
- Division 05 — Metals
- Division 06 — Wood, Plastics and Composites
- Division 07 — Thermal and Moisture Protection
- Division 08 — Openings (Doors and Windows)
- Division 09 — Finishes
- Division 10 — Specialties
- Division 11 — Equipment
- Division 12 — Furnishing
- Division 13 — Special Construction
- Division 14 — Conveying Equipment
- Division 15 — RESERVED FOR FUTURE EXPANSION
- Division 16 — RESERVED FOR FUTURE EXPANSION

Facility Services Subgroup:

- Division 20 — RESERVED FOR FUTURE EXPANSION
- Division 21 — Fire Suppression
- Division 22 — Plumbing
- Division 23 — Heating, Ventilating and Air Conditioning
- Division 24 — RESERVED FOR FUTURE EXPANSION
- Division 25 — Integrated Automation
- Division 26 — Electrical
- Division 27 — Communications
- Division 28 — Electronic Safety and Security
- Division 29 — RESERVED FOR FUTURE EXPANSION

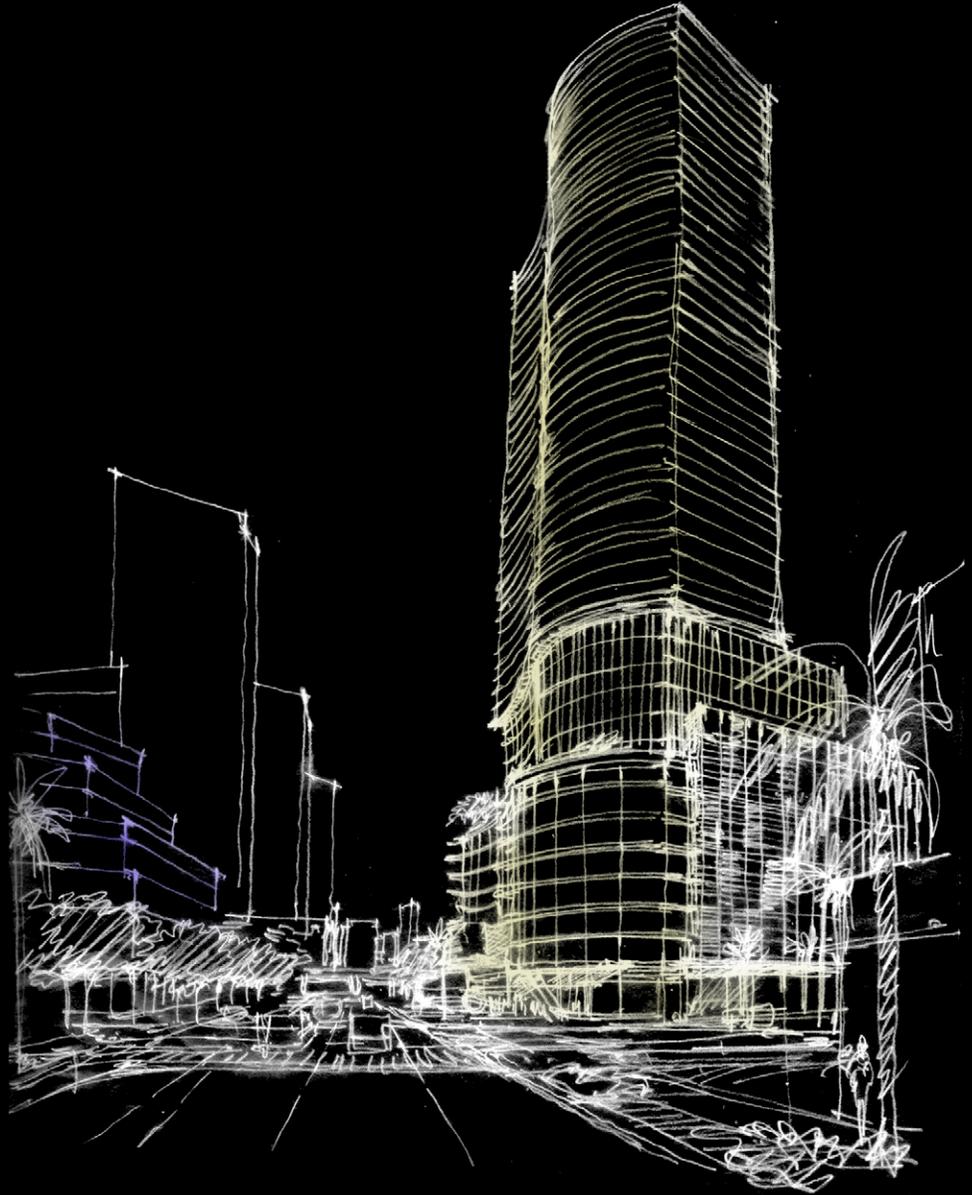
Site and Infrastructure Subgroup:

- Division 30 — RESERVED FOR FUTURE EXPANSION
- Division 31 — Earthwork
- Division 32 — Exterior Improvements
- Division 33 — Utilities
- Division 34 — Transportation
- Division 35 — Waterways and Marine Construction
- Division 36 — RESERVED FOR FUTURE EXPANSION

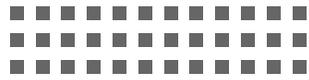
- Division 37 — RESERVED FOR FUTURE EXPANSION
- Division 38 — RESERVED FOR FUTURE EXPANSION
- Division 39 — RESERVED FOR FUTURE EXPANSION

Process Equipment Subgroup:

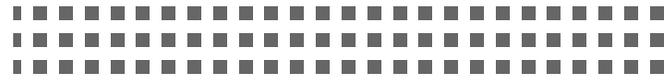
- Division 40 — Process Integration
- Division 41 — Material Processing and Handling Equipment
- Division 42 — Process Heating, Cooling, and Drying Equipment
- Division 43 — Process Gas and Liquid Handling, Purification and Storage Equipment
- Division 44 — Pollution Control Equipment
- Division 45 — Industry-Specific Manufacturing Equipment
- Division 46 — Water and Wastewater Equipment
- Division 47 — RESERVED FOR FUTURE EXPANSION
- Division 48 — Electrical Power Generation
- Division 49 — RESERVED FOR FUTURE EXPANSION



DESIGN CRITERIA
SCHOOL BOARD
ADMINISTRATION BUILDING



CONSULTANTS



ARCHITECT

JORGE A GUTIERREZ ARCHITECT LLC
19950 WEST COUNTRY CLUB DRIVE, SUITE 905
AVENTURA, FLORIDA 33180

**CIVIL
ENGINEER**

ROSS ENGINEERING INC
17670 NW 78th Ave., Ste 214
Miami, FL 33015

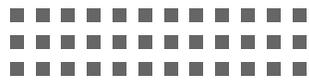
**STRUCTURAL
ENGINEER**

BOTAS ENGINEERING INC
7875 NW 12th Street, Suite 120
Doral, Florida 33126

**MECHANICAL, ELECTRICAL
ENGINEER**

MEP ENGINEERING INC
10590 nw 27TH STREET, SUITE 101
MIAMI, FL 33172

The information contained in this design criteria package, including any attachment, addendum or amendment thereto, related to the Demised Premises, its environmental and physical condition, or any entitlements or obligations related to its development is set forth solely for the purpose of inviting Proposers to consider the project described in the RFP. Proposers should perform their own due diligence investigations, projections and render their own conclusions without reliance upon the information provided in the RFP, any attachment, addendum or amendment thereto, or any Pre-Proposal Conference. Each prospective Proposer should conduct, at its sole expense, such testing, audits, appraisals, inspections, or other non-invasive studies of the Demised Premises that such Proposer deems necessary or desired to submit a proposal. The Board shall not be responsible or liable in any respect for any causes of action, claims or losses whatsoever suffered by any Proposer by reason of any use of information contained in, or any action or forbearance in reliance on, the information contained in the RFP, including any attachment or amendment thereto. The Board does not represent or warrant that such information is complete or accurate or that such information is in conformity with the requirements of applicable law.



CONTENTS

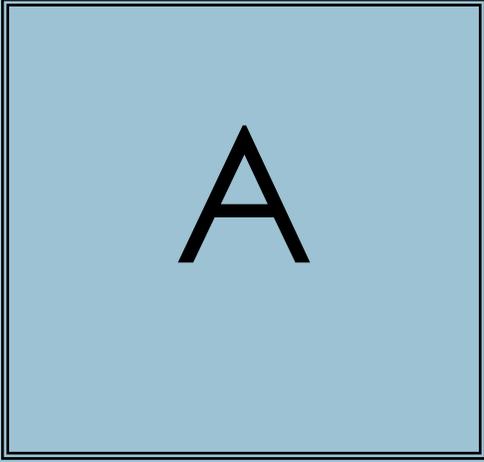


SECTION	A	NARRATIVE OF THE SCOPE OF WORK	4-11
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SECTION	B	UTILITY PROGRAM VERIFICATION	12-13
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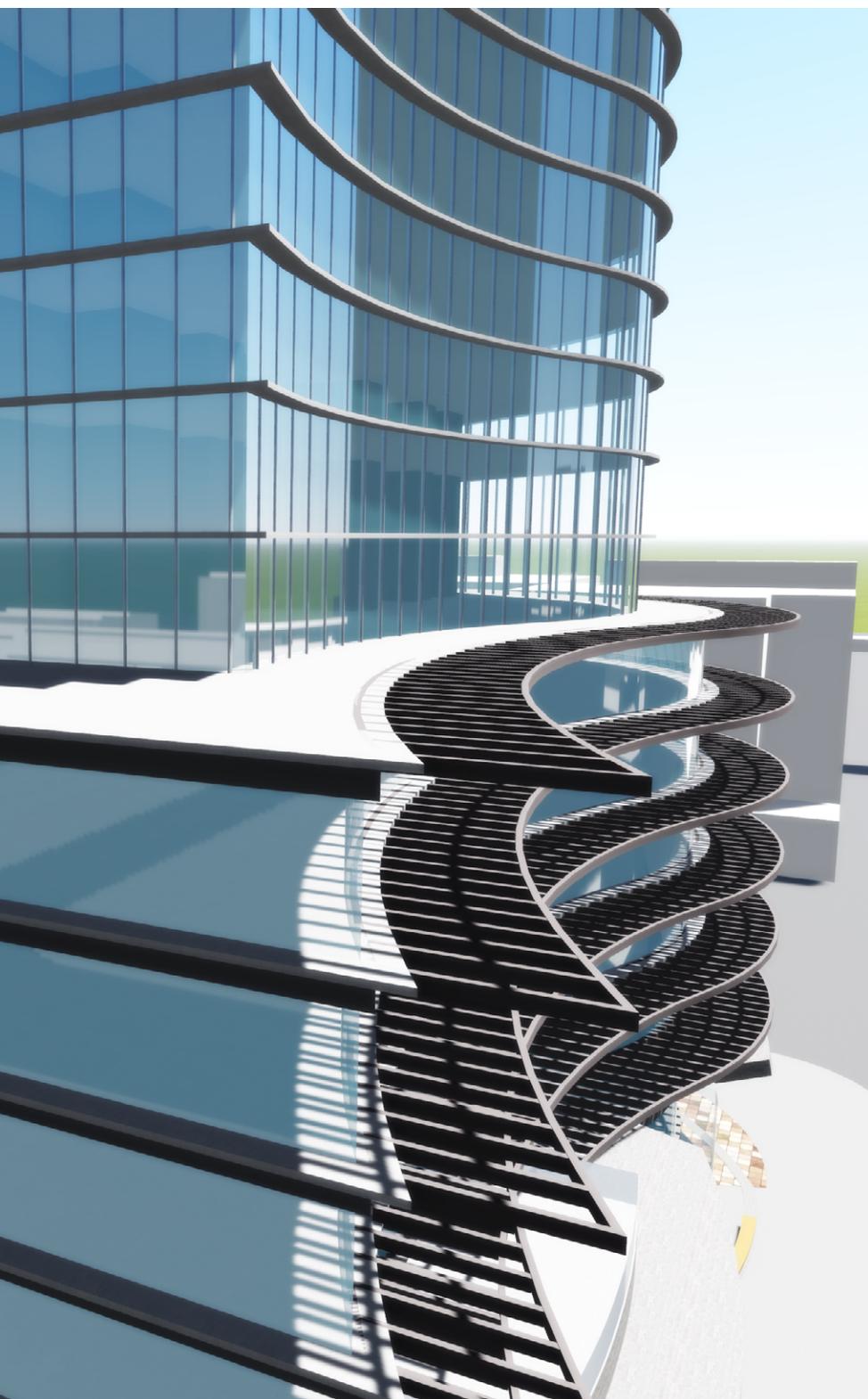
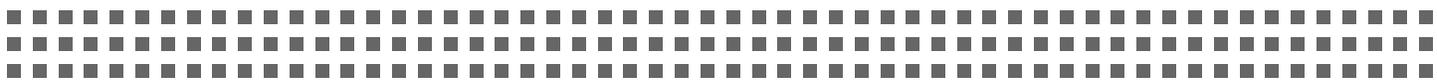
SECTION	C	CONCEPTUAL DESIGN DRAWINGS ZONING ANALYSIS Location map Setbacks FLOOR PLANS Site Plan/Ground Floor Plan 2nd Floor Plan 5th Floor Plan Typical Plan DIAGRAMS Program Diagram RENDERINGS NE 3D Rendering SE 3D Rendering	14-36
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SECTION	D	DESIGN CRITERIA PACKAGE--NARRATIVE: ARCHITECTURE LANDSCAPE ARCHITECTURE CIVIL ENGINEERING STRUCTURAL ENGINEERING MECHANICAL ENGINEERING ELECTRICAL ENGINEERING	37-84
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A

NARRATIVE OF SCOPE
OF WORK



INTRODUCTION

The School Board of Miami-Dade County has directed a team of design professionals directed by Architect Jorge A. Gutierrez to establish design criteria for the construction of certain office, parking and other related uses on a selected parcel of land in the immediate vicinity of the current School Board Administration Building.

The design criteria assumes that this building will contain additional construction in which square-footage in excess of the Board's needs would be allocated to private users, either residential or commercial, as determined by the developer, in accordance with the applicable laws and regulations.

The School Board Program

Office Space: the School Board calls for up to 180,000 gross square feet, "Class B" office space, according to the classification standard of The Building Owners and Managers Association (BOMA). However, as set forth in the RFP, the total square footage may vary. That area may also include an auditorium and employee dining facility. Offices shall be provided with a minimum finished ceiling height of 9 feet and natural light.

Auditorium: If the proposer includes an auditorium, then it should be similar to the existing M-DCPS School Board Auditorium, seating 250, located no higher than one level above grade. The auditorium should be provided with sound and lighting, and technology and associated space (a control room) to permit public broadcasting of School Board meetings on radio and television (as is currently provided), and a "green room" in back of the dais. A lobby space with adequate restrooms and water fountains should be provided at the entrance to the Auditorium of sufficient space to contain the congregated mass typically generated before, during and after School Board meetings and providing a linkage to the vertical transportation to the ground floor main lobby. Vertical transportation to the lobby may be provided by elevator and a one-story escalator.

Food Service: If the proposer includes a food service area, then the proposal should include an employee dining room with a full-service kitchen, similar to the cafeteria in the current School Board Administration Building. Matching, approximately, the current areas, the Dining and Serving Area should cover about 1,800 square feet, and the Kitchen about 1,000 square feet. The dining space should be provided with abundant natural light and a finished ceiling height of 10 feet.

Parking: 600 covered spaces, with a minimum stall dimension of 9 feet by 18 feet. Of the 600 spaces, the Florida Building Code – Accessibility, Table 208.2, requires that two percent of them be accessible to the disabled. Accessible spaces would be 12 feet wide, and every pair of spaces would share a five feet wide access aisle between them.

Lobby and Access: a lobby dedicated to M-DCPS's usage, providing access from the street and garage to the Auditorium and office space and dining area, under M-DCPS control and security, if applicable, and not mixed with access to other building uses. Passenger elevators of adequate capacity, dedicated to M-DCPS usage, providing a maximum wait time of 30 seconds, and a dedicated freight elevator. Escalators shall also be provided, to access the School Board Auditorium level. The ground floor shall provide a loading dock, dumpster, and service area.

PRINCIPAL APPLICABLE CODES, REGULATIONS & STANDARDS

Principal Applicable Codes, Regulations and Standards

Assuming that the project, being under the control of the selected private developer, a private entity, will require the standard approval and permitting by City of Miami Zoning and Building departments, design and construction shall be fully compliant with:

- Miami 21 Code, (the municipal zoning ordinance, latest edition)
- Florida Building Code – latest edition
- Florida Fire Prevention Code (latest edition), including NFPA (National Fire Protection Association) 101 – Life Safety Code (latest edition)
- National Electrical Code, (NFPA 70, latest edition)
- ASCE (American Society of Civil Engineers, latest edition), Minimum Design Loads for Buildings and Other Structures
- ASHRAE (American Society of Heating, Refrigerating and Air Conditioning Engineers) 62 (latest edition) Ventilation for Acceptable Indoor Air Quality

In addition, design and construction shall comply with the applicable portions of the following:

- State Requirements for Educational Facilities (SREF) – latest edition
- Florida Statutes and Florida Administrative Code
- Miami-Dade County, Florida, Code of Ordinances, Chapter 33, ARTICLE XXXVII – Miami International Airport (Wilcox Field) Zoning

In addition, as the project is being designed and constructed by a private entity, conformance to the requirements of the Miami-Dade County Public Schools' Design Standards (Design Criteria and Master Specifications Guidelines) would not be enforceable. However, certain requirements of the Design Standards should be noted and made available to the developer's design team, since these standards generally establish the level of quality desired by M-DCPS in their "ancillary" facilities, just as they do for their educational facilities.

The Vicinity

The subject property is located in a vibrant, developing neighborhood, just north of downtown Miami, commonly called the Miami Performing Arts District, in consideration of its domination by the Miami-Dade County's flagship cultural venue, the Adrienne Arsht Center for the Performing Arts. The Center attracts a multitude of patrons on evenings throughout the year to world-class performances in its concert hall and opera house. The neighborhood also contains the Miami-Dade County School Board's administrative center, a four building complex located to the north of the subject property, which includes buildings housing the School Board's administrative operations, the iPrep Academy, the WLRN television and radio station studios and a multi-story parking garage, as well as several parking lots used by School District employees and their visitors. And there are numerous luxury high-rise apartment buildings, most built in recent years, and other substantial commercial properties in the neighborhood.

The neighborhood is readily accessible from all locations in South Florida. Its major north-south thoroughfare is Biscayne Boulevard, a block to the east, and east-west, I-395, with an exit to Biscayne Boulevard, is situated a block to the south, connecting downtown Miami to Miami Beach to the east via the MacArthur Causeway, and to I-95, South Florida's major Interstate, about a mile to the west. The area is connected to Miami-Dade Metrorail system's downtown Government Center hub by the Metromover, an elevated automated rapid transit line, whose School Board station is located three blocks from the subject property. And the area is crisscrossed with numerous Metrobus lines, with the Omni Metrobus Terminal just two blocks to the east.

The subject property faces, across the street, to the east, the Ziff Ballet Opera House of Adrienne Arsht Center for the Performing Arts, and to the north, across the street, the School Board Administration Building. Diagonally across the street, to the northeast, is Melody Tower, a recently constructed residential tower of 37 stories. The blocks to the west and south are mostly vacant, most recently cleared of previous construction and awaiting redevelopment, and the property on the same block, immediately to the south of the subject property, is a paved parking lot.

Given the rising prestige of the locality, the subject property is obviously of great potential value and prime for redevelopment.



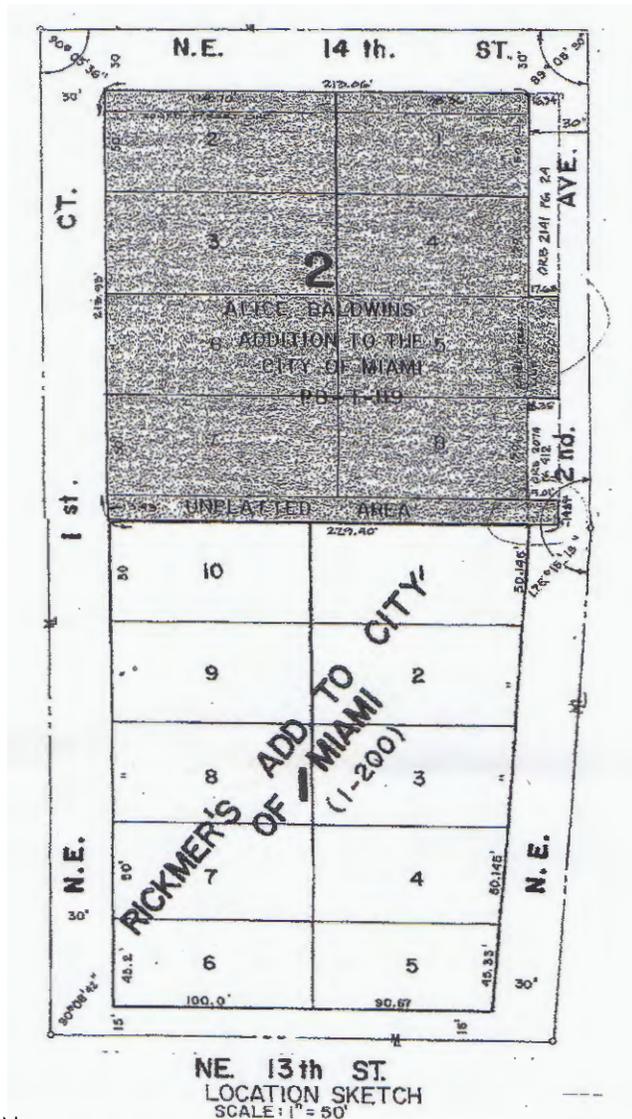
The Site

The property is an approximately square parcel, covering the north end of the block immediately to the south of the current SBAB (School Board Administration Building, at 1450 N.E. 2nd Avenue, Miami, Florida 33132). It is currently used as a parking lot, providing free parking mainly for the School Board staff and public with business in the SBAB complex, and on occasions, paid parking for the public attending evening performances at the neighboring Adrienne Arsht Center for the Performing Arts. The block (and the subject property directly) is bounded on the north by N.E. 14th Street, and the east by N.E. Second Avenue, and on the west by N.E. First Court, and the south end of the block

is bounded by N.E. 13th Street. The land is flat, and mostly paved with asphalt and enclosed with chain-link fencing, with a gate providing vehicular access from N.E. Second Avenue. A line of small trees and shrubs exists along the south side of the property.

According to a survey by Biscayne Engineering Company, Inc., the property measures approximately 213 feet wide running east to west and 214 feet long, running north to south. It actually consists of two parcels. The larger, roughly a square with a squarish cut-out at its northeast corner, has the official address of 1367 N.E. First Court, and an area of 44,793 square feet (according to the Miami-Dade County Property Appraiser). The smaller parcel is the previously mentioned cut-out, with the official address of 1370 N.E. Second Avenue, and an area of 4,225 square feet (according to the Miami-Dade County Property Appraiser). The total area of the two parcels adds up to 49,018 square feet, or 1.13 acres.

A legal description of the property is attached to this report.



Survey by Biscayne Engineering Co., Inc.

Principal Zoning Requirements

According to the Miami-Dade County Property Appraiser, both parcels are zoned T6-24. This zone permits office and residential construction, and allows the construction of a 24-story building, with an additional bonus "Benefit Height" of up to 24 more stories and an increase in Floor Lot Ratio (FLR) 30% to 40% under the "Public Benefits Program", where the proposed development "contributes to specified public benefits". Such benefits, spelled out in detail in Miami 21, include contributions to "Affordable/workforce housing" on-site or off-site, cash contributions to the Miami 21 Public Benefit Trust Fund, a public park or open space purchase, Green Building with LEED certifications: Silver, for 2% of FLR; Gold, for 4% of FLR; Platinum, for 13% of FLR.

Although the code allows a maximum density of 150 dwelling units per acre for the T6-24 district, this particular site is located within the OMNI CRA, which allows a density of up to 500 dwelling units. It requires minimum setbacks at the primary and secondary lot fronts of 10 feet, and 20 feet above the eighth story, and side and rear setbacks of 30 feet above the eighth story, FLR's of 7 or 16 (and 30% to 40% increases for public benefits, as noted above). The maximum lot coverage for the first eight stories is 80%, but the minimum open space requirement is 10% of the lot area.

Miami 21 requires off-street parking for offices in the T6-24 zone at one space per 800 square feet of "office use" space, and for residential occupancy, 1.5 spaces for each dwelling unit plus one visitor's space per 10 dwelling units. However, this requirement for both office and residential parking may be reduced by 30%, as this site is within a half-mile radius of "TOD" (Transit Oriented Development), in this case the Metromover's School Board station, about three blocks away. The code offers a formula for reducing the required number of parking spaces when they are shared by office and residential uses, with a factor that depends on which use generates the fewer spaces.

The minimum standard stall size is 8.5 feet x 18, and with 90-degree parking, the minimum standard aisle width is 23 feet, regardless of single or double loading or one or two-way traffic. We note that the School Board's "Minimum Program/Building Requirements" requests 600 spaces with a minimum stall of 9 feet wide by 18 feet long.

In addition, Miami 21 requires three loading berths of 420 square feet each (12 feet wide x 35 feet long) for an office building of 100,000 to 250,000 square feet, and residential buildings, one loading berth of 420 square feet for the first 100 dwelling units.

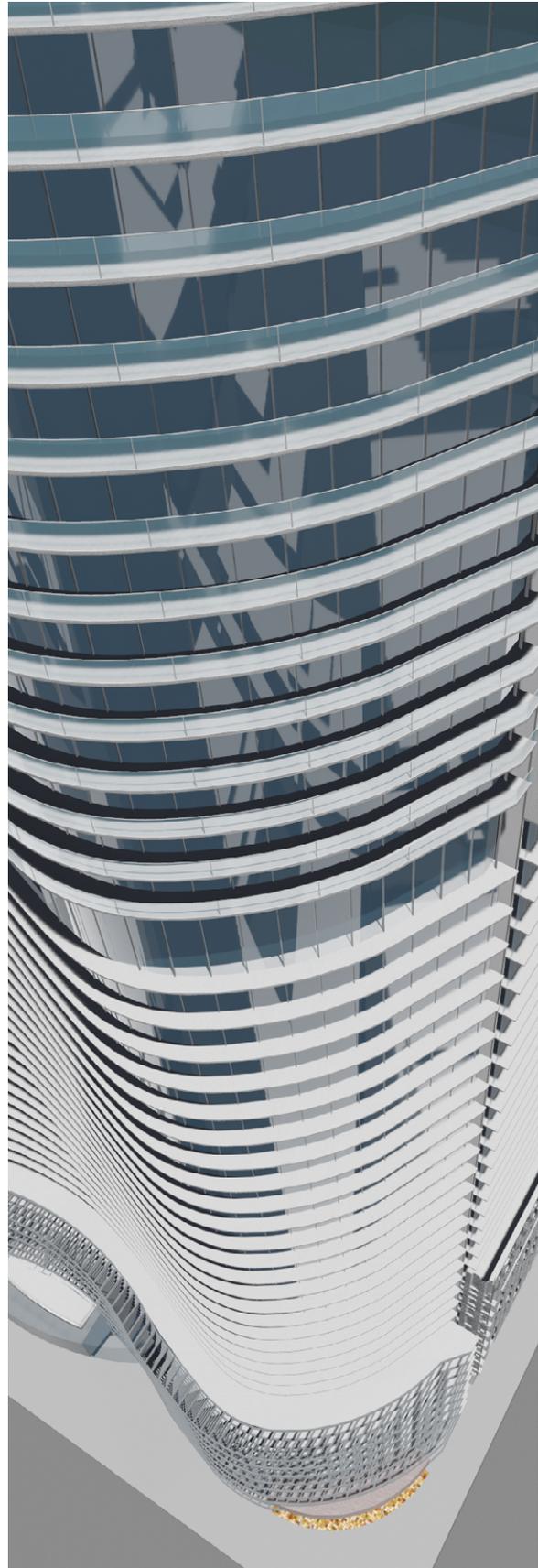
Achieving zoning approval to permit the construction of the new facility will probably require obtaining one or more Waivers of certain code provisions, as spelled out in Miami 21. Further instances where precise compliance with the code may not be feasible might arise during the design process. Besides Waivers, Miami 21 notes other courses for more extreme departures from strict code compliance – Warrants, Exceptions, Variances, and Zoning Changes. Each of these courses has its own process, with applications, submittals, hearings, filings and appeals set forth in the code, and each would take a different period of time to accomplish (most likely, the more extreme the change, the longer the process would take). Scheduling for the design and construction of this project should include a realistic period during which such processing could be carried out.

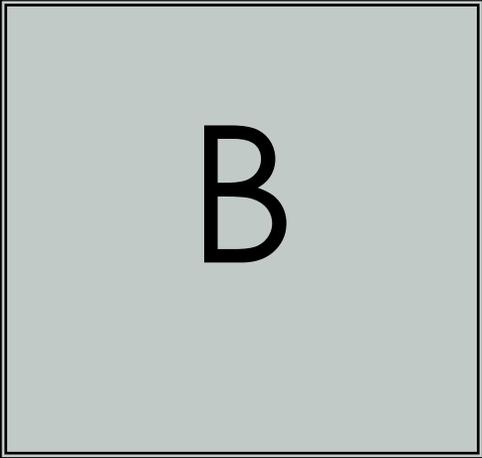
Miami-Dade Aviation Department (MDAD) and FAA (Federal Aviation Administration) Submittals

The downtown location of the subject site and the proposed projected overall height of the new building (over 200 feet) subject this project to separate reviews by the Miami-Dade Aviation Department and the FAA, mainly for compliance with their limits on maximum building height. Detailed requirements for the submittals to each agency are contained in the Appendix of this report.

MDAD's "Airport Land Use Map for Miami International Airport", revised July 19, 2004 (included in the Appendix of this report), indicates that the subject site does not lie within any of the airport's charted "Safety Zones" or "Critical Area Approach Zones". However, MDAD's "Airport Height Area Zoning Map - Miami International Airport", dated September 20, 2006 (also in the Appendix), indicates that the subject site lies with the "649' Boundary" line. The height of the projected building, as shown in the Schematic Design, is noted as approximately 546 feet (mechanical penthouses above that level might extend about 20 feet higher); this is well below that maximum 649 feet limit of MDAD.

MDAD and the FAA also require a similar submittal for construction cranes. The contractor charged with erecting the building shell should undertake this submittal before commencing construction.





B

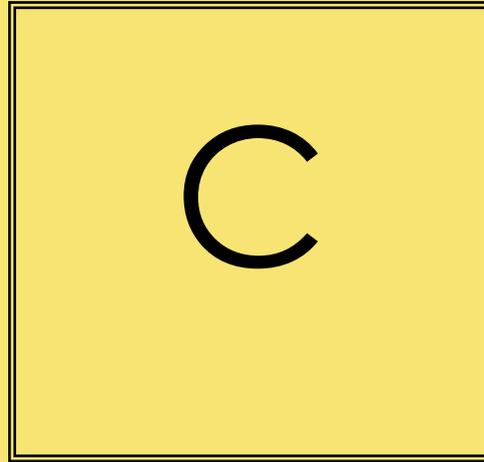
UTILITY PROGRAM
VERIFICATION

Utility Verification Program:

The proposers shall include a Site Assessment report to determine as a minimum, but not limited the site's geology, hydrogeology, site groundwater, and soil assessment. Any required site rehabilitation mandated by authorities having jurisdiction, shall be included in the proposal.

The proposers shall include a comprehensive traffic study and report to determine existing Level of Service at the closest site vehicular intersections following a method acceptable to the City of Miami. Municipal water and sewer services in this area are provided by the Miami Dade Water and Sewer Department (WASD). There appears to be sufficient municipal capacity to meet the domestic and fire service water, and sewer needs of the development. Deep injection wells are a possible solution to storm drainage storage / disposal.

The area land side communications infrastructure is provided by Comcast although other providers are available. This infrastructure includes broadband cable (internet, voice, and cable TV) Electric utility services provided by Florida Power and Light are readily available to the development. Their Service Planning Department is to be contacted once the project is in the design stages. Natural gas is recommended for use in the food service equipment and building emergency generators. Utility service is provided by TECO Peoples Gas.

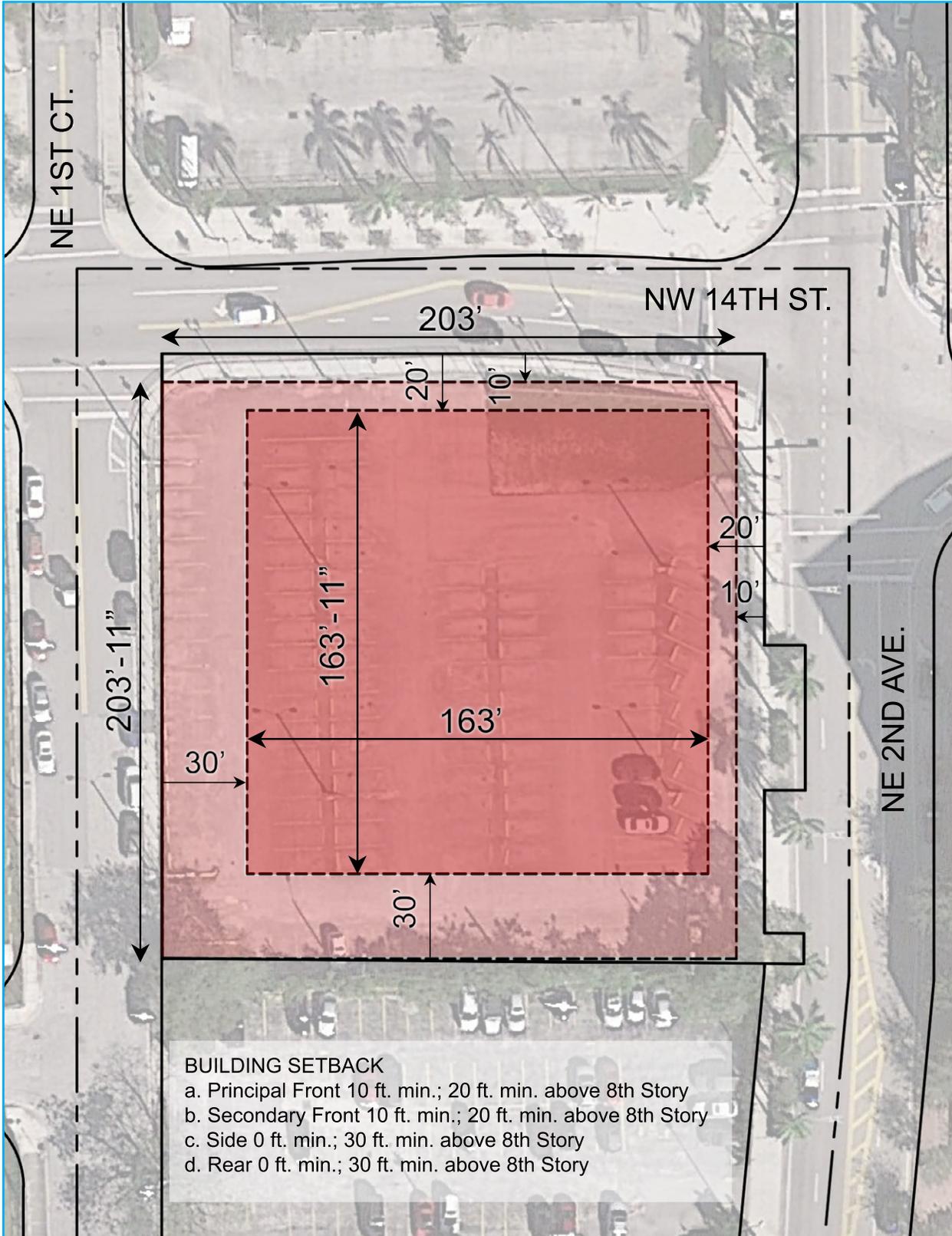


CONCEPTUAL DESIGN DRAWINGS

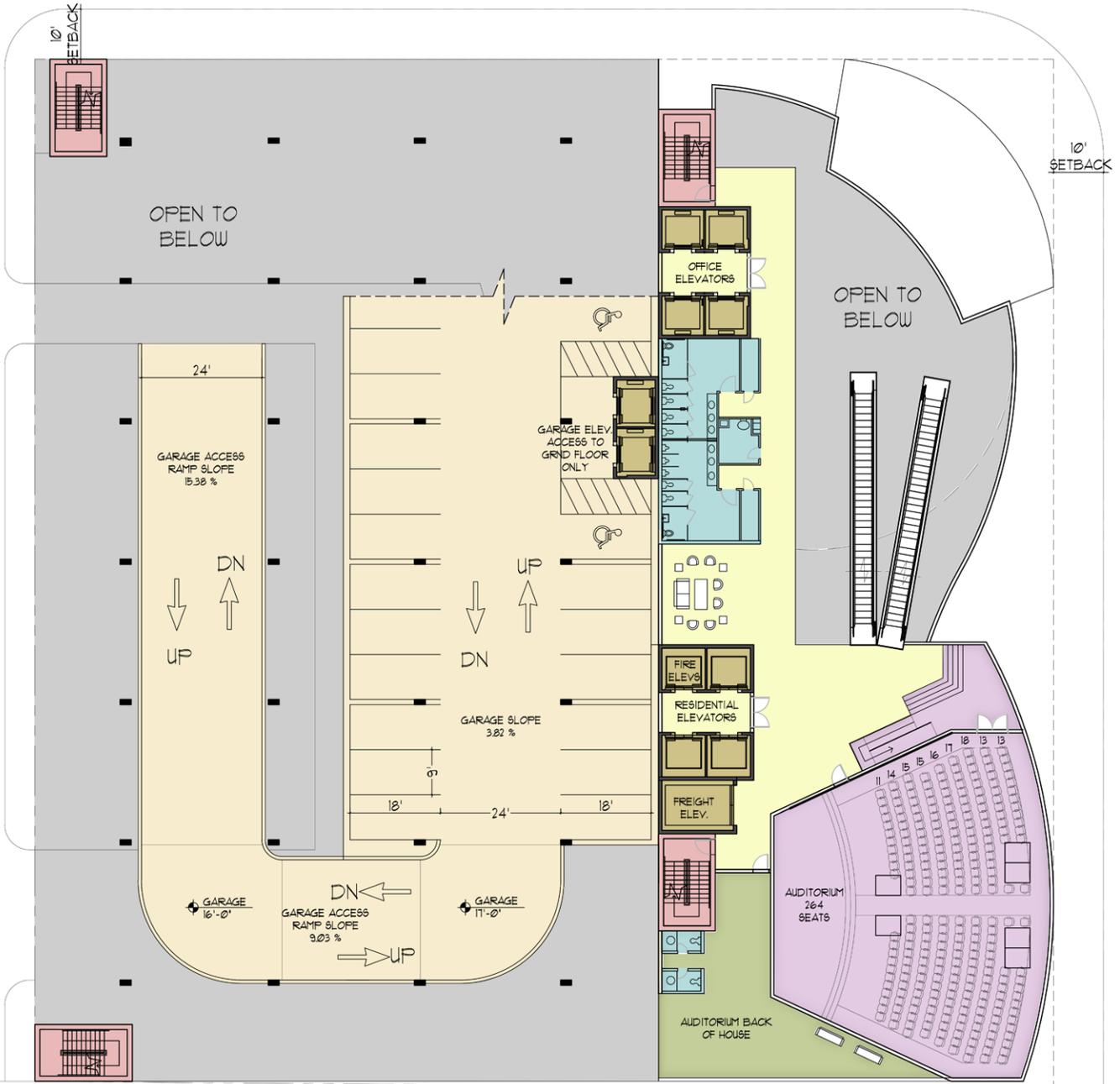
The information contained in this design criteria package, including any attachment, addendum or amendment thereto, related to the Demised Premises, its environmental and physical condition, or any entitlements of obligations related to its development is set forth solely for the purpose of inviting Proposers to consider the project described in the RFP. Proposers should perform their own due diligence investigations, projections and render their own conclusions without reliance upon the information provided in the RFP, any attachment, addendum or amendment thereto, or any Pre-Proposal Conference. Each prospective Proposer should conduct, at its sole expense, such testing, audits, appraisals, inspections, or other non-invasive studies of the Demised Premises that such Proposer deems necessary or desired to submit a proposal. The Board shall not be responsible or liable in any respect for any causes of action, claims or losses whatsoever suffered by any Proposer by reason of any use of information contained in, or any action or forbearance in reliance on, the information contained in the RFP, including any attachment or amendment thereto. The Board does not represent or warrant that such information is complete or accurate or that such information is in conformity with the requirements of applicable law.

ZONING ANALYSIS

SETBACKS



FLOOR PLANS



LEVEL 2 FLOOR PLAN

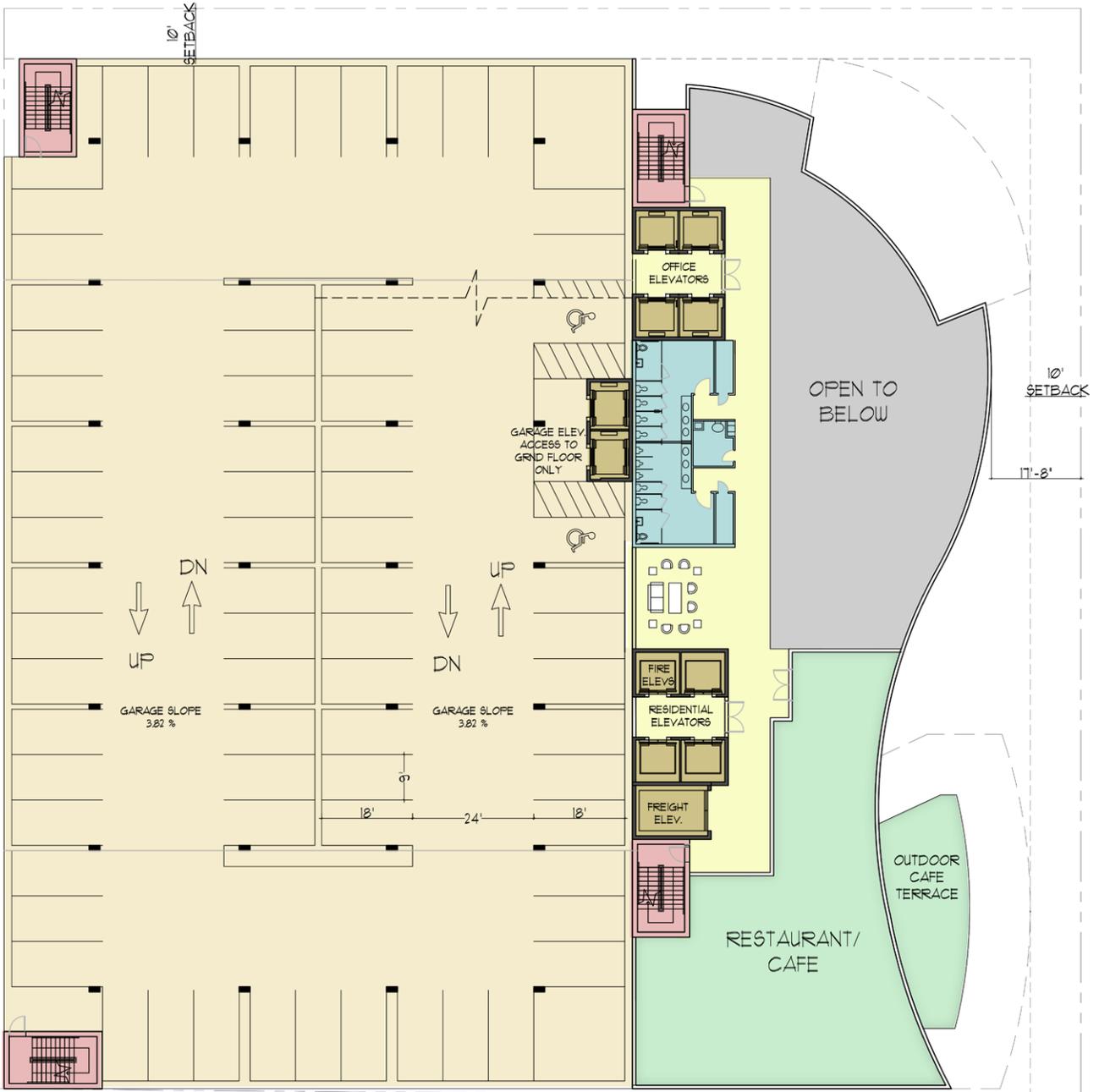
SCALE: 1/32" = 1' - 0"

EXCLUDES PARKING GARAGE

GROSS SF (EXCLUDES GARAGE) : 9,270 SF

- AUDITORIUM : 3,221 SF
- AUD. BACK OF HOUSE : 1,019 SF
- RESTROOMS : 885 SF
- VERTICAL CIRCULATION : 1,304 SF

FLOOR PLANS



LEVEL 4 FLOOR PLAN
SCALE: 1/32" = 1' - 0"

EXCLUDES PARKING GARAGE

GROSS SF (EXCLUDES GARAGE) : 7,898 SF

- CAFE SF : 3,231 SF
- RESTROOMS : 805 SF
- VERTICAL CIRCULATION : 1,304 SF

FLOOR PLANS



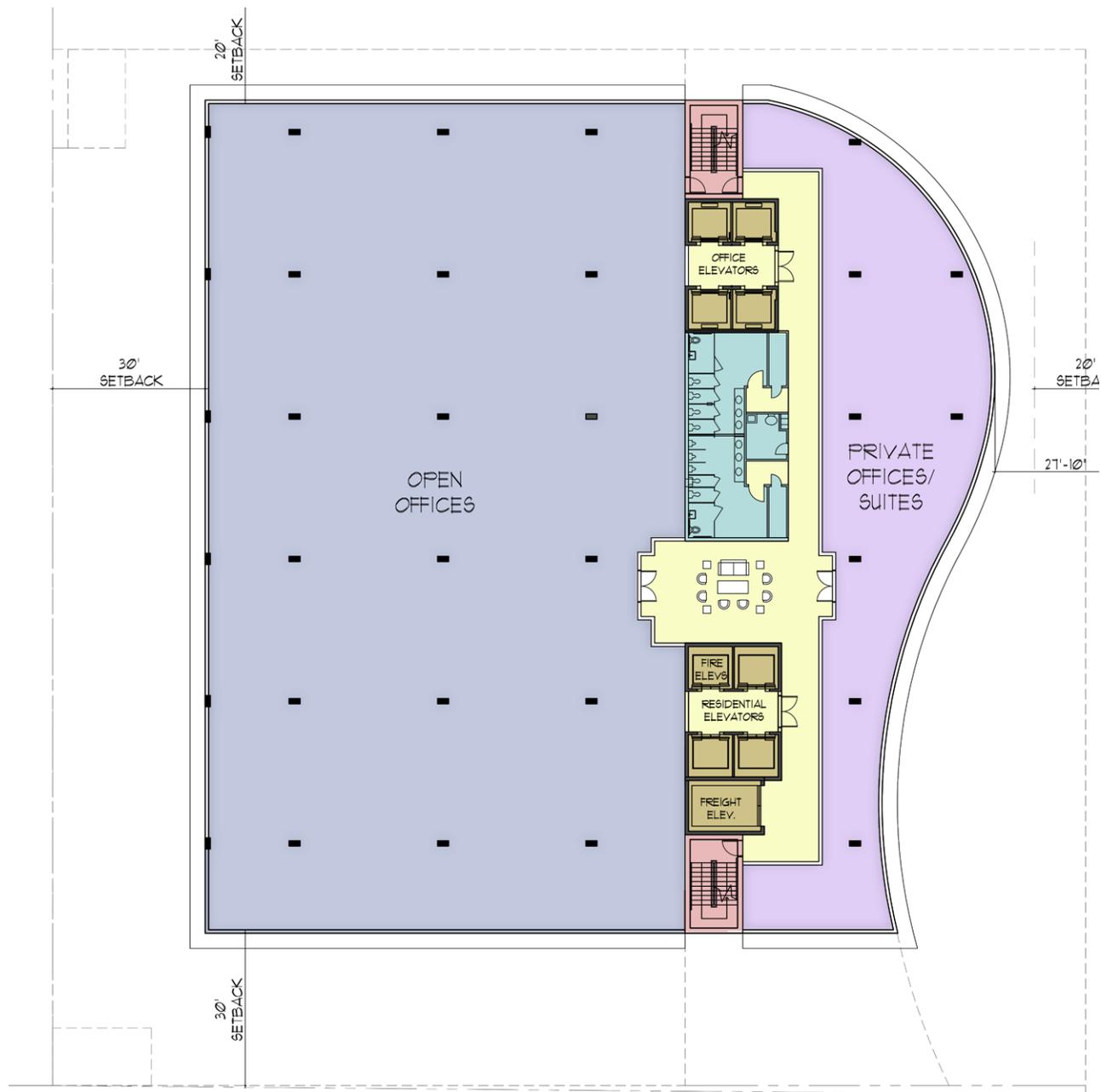
LEVELS 5-8 FLOOR PLAN
SCALE: 1/32" = 1' - 0"

EXCLUDES PARKING GARAGE

GROSS SF/LEVEL (EXCLUDES GARAGE) : 10,848 SF

- TENANT SPACE : 6,990 SF
- RESTROOMS : 805 SF
- VERTICAL CIRCULATION : 1,304 SF

FLOOR PLANS



LEVELS 10-16: MDCPS OFFICES
 LEVELS 9 & 17-29: POSSIBLE OFFICE TENANTS

SCALE: 1/32" = 1' - 0"

GROSS SF LEVEL 9 : 7,813 SF
 (EAST SIDE OF BLDG; EXCLUDES OPEN OFFICES)
 GROSS SF/LEVELS (10-29) : 23,277 SF
 (EXCLUDES GARAGE)

 PRIVATE OFFICES	: 3,776 SF
 OPEN OFFICES	: 15,311 SF
 RESTROOMS	: 805 SF
 VERTICAL CIRCULATION	: 1,304 SF

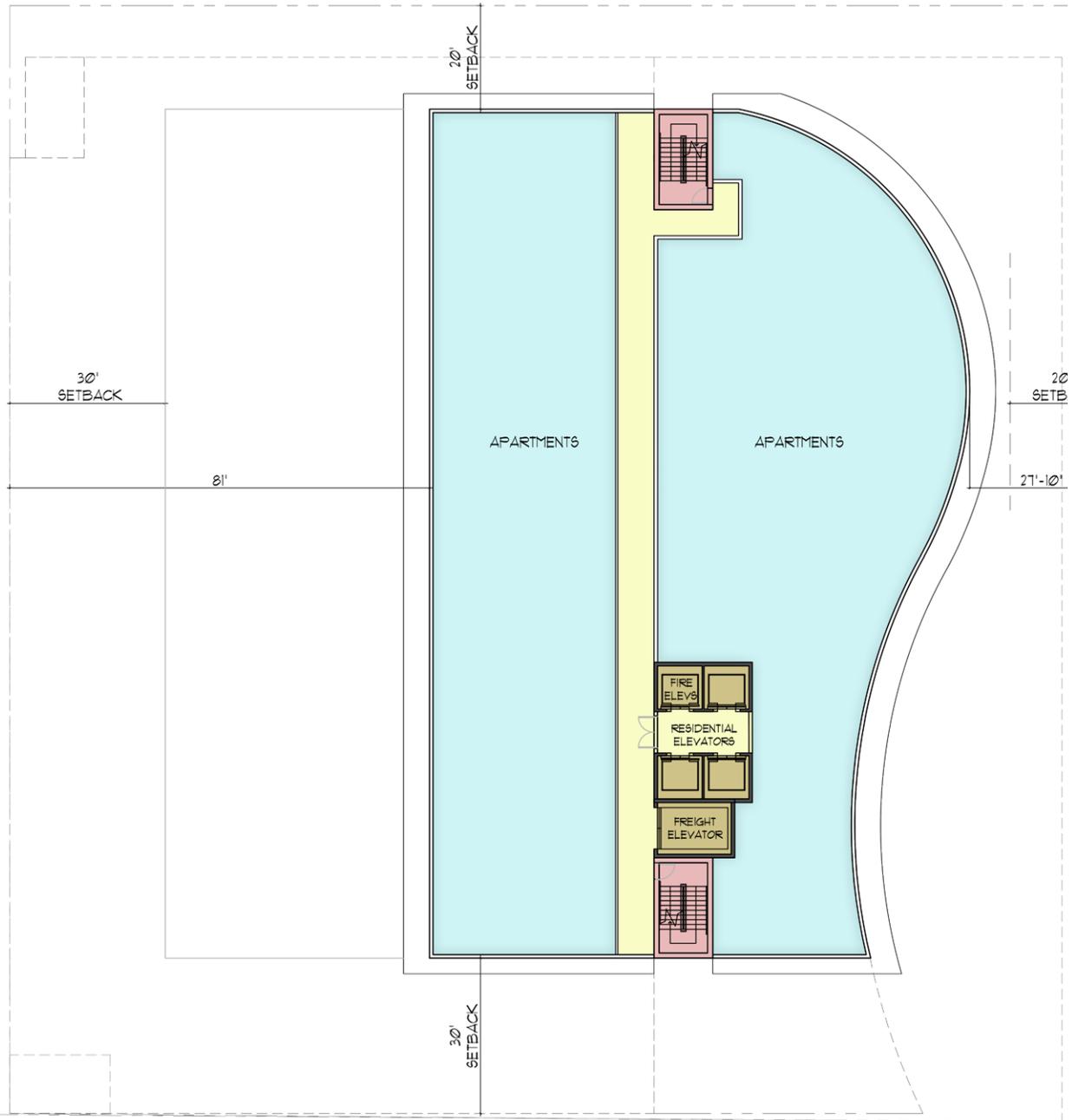
FLOOR PLANS



LEVEL 30: APARTMENT AMENITIES (DOUBLE HEIGHT)
SCALE: 1/32" = 1' - 0"

	GROSS SF LEVEL 30	: 23,277 SF
	OPEN SPACE	: 15,591 SF
	GYM & LOUNGE	: 3,084 SF
	LOCKERS	: 1,763 SF
	RESTROOMS	: 396 SF
	VERTICAL CIRCULATION	: 1,304 SF

FLOOR PLANS

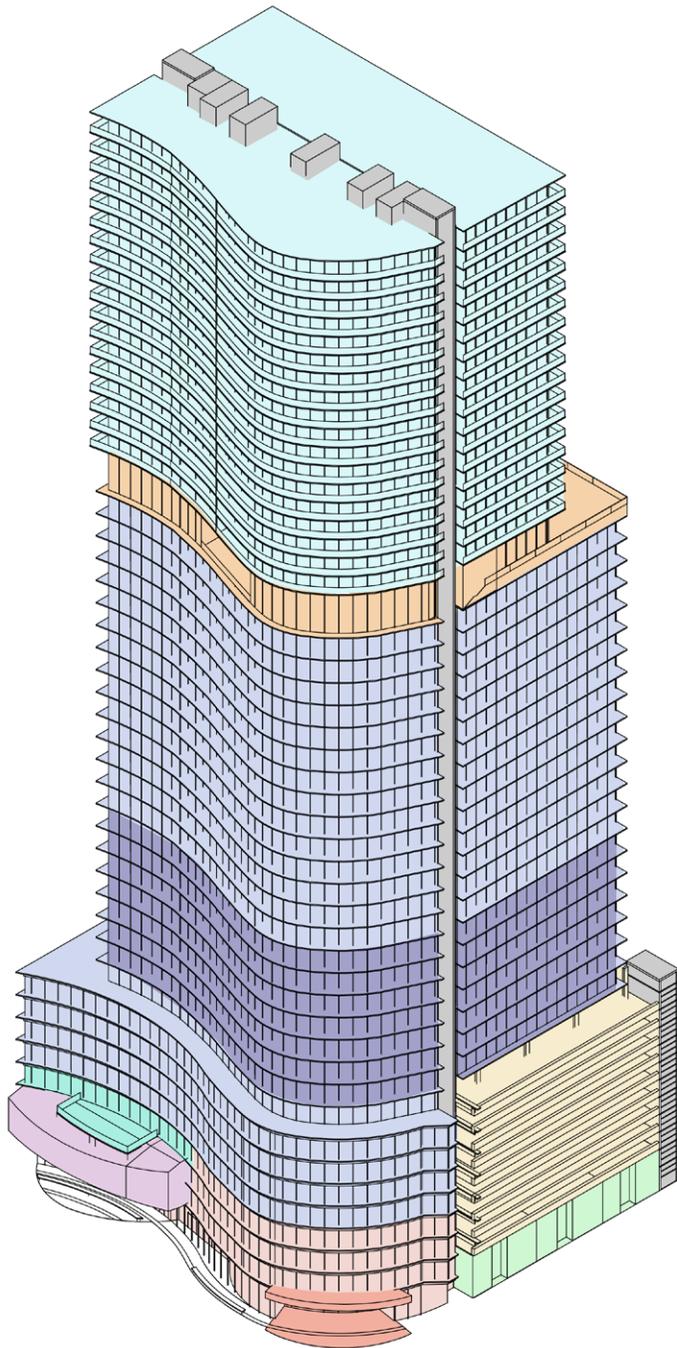


LEVELS 31-48: APARTMENTS
 SCALE: 1/32" = 1' - 0"

GROSS SF/LEVEL : 14,917 SF

APARTMENTS SF : 12,542 SF
 VERTICAL CIRCULATION : 967 SF

PROGRAM DIAGRAM



PROGRAM DIAGRAM LEGEND

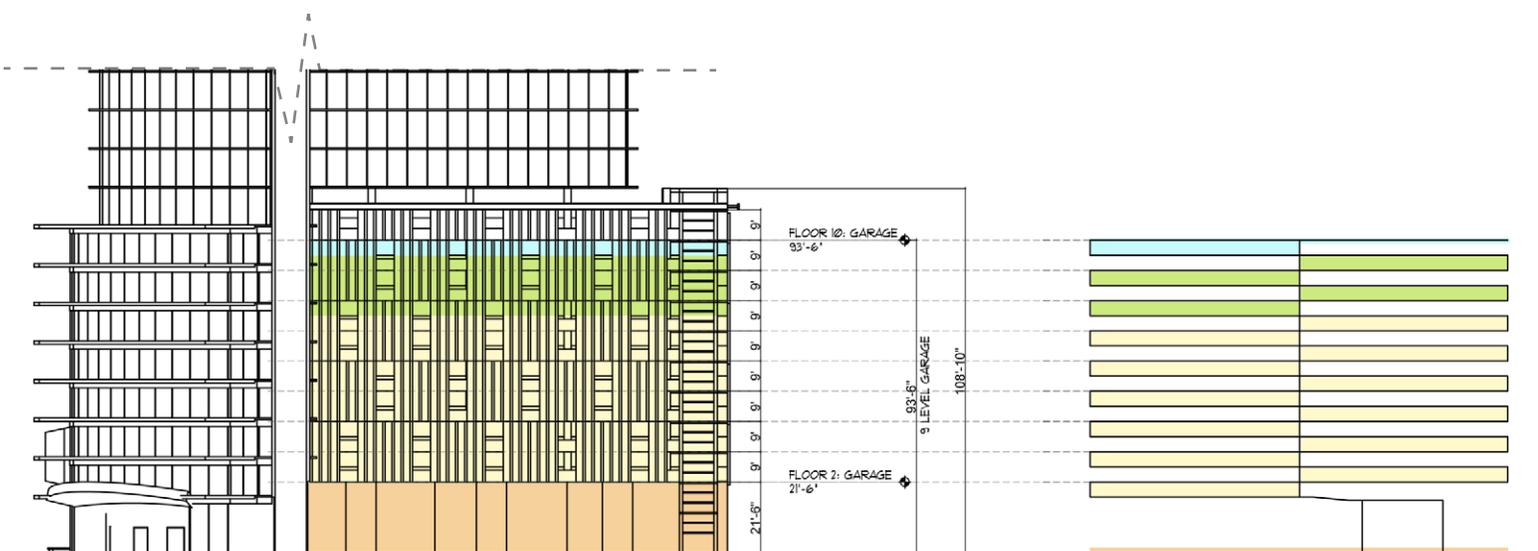
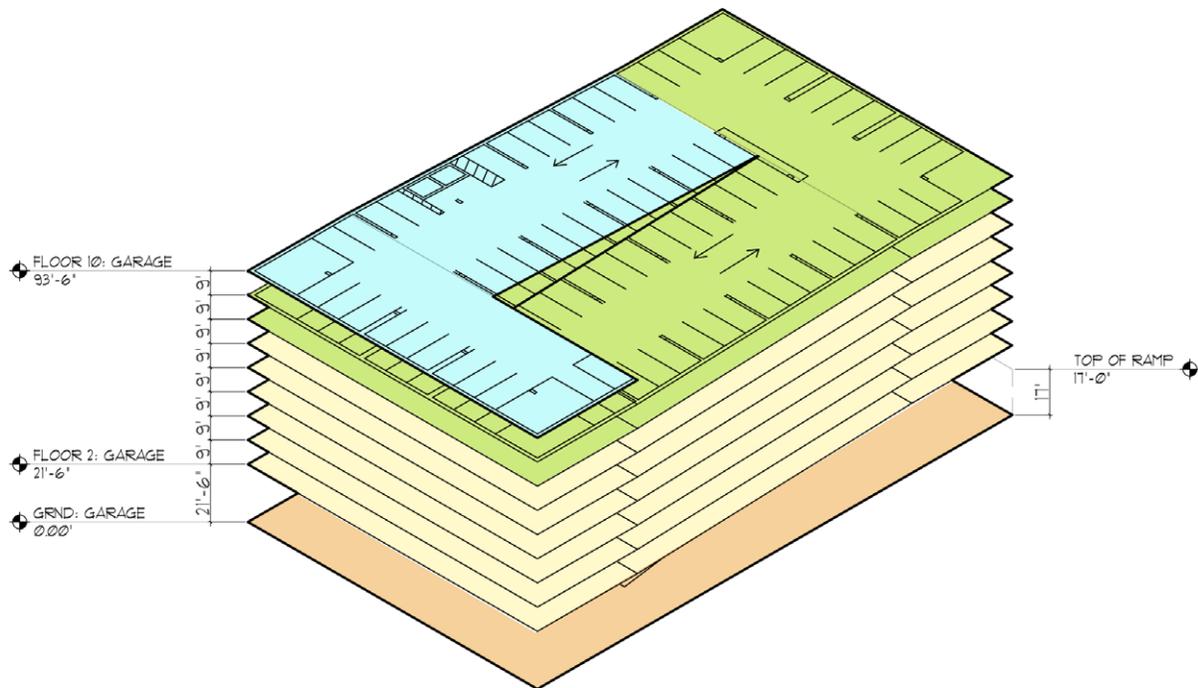
- LEVELS 31-48 RESIDENTIAL APT.
- LEVEL 30 APT. AMENITY LEVEL
- LEVELS 5-9, 17-29 TENANT/OFFICES
- LEVELS 10-16 MDCPS OFFICES
- FLOORS 2-9 PARKING
- LEVELS 2-3 AUDITORIUM
- LEVEL 4 MDCPS CAFE
- LEVELS 1-4 OFFICE LOBBY ATRIUM
- LEVEL 1 OFFICE MAIN ENTRANCE
- LEVEL 1 RETAIL/RESTAURANTS

	MDCPS	OTHER OFFICES	RESIDENTIAL
	180,000	364,851	301,277
TOTAL:			846,128

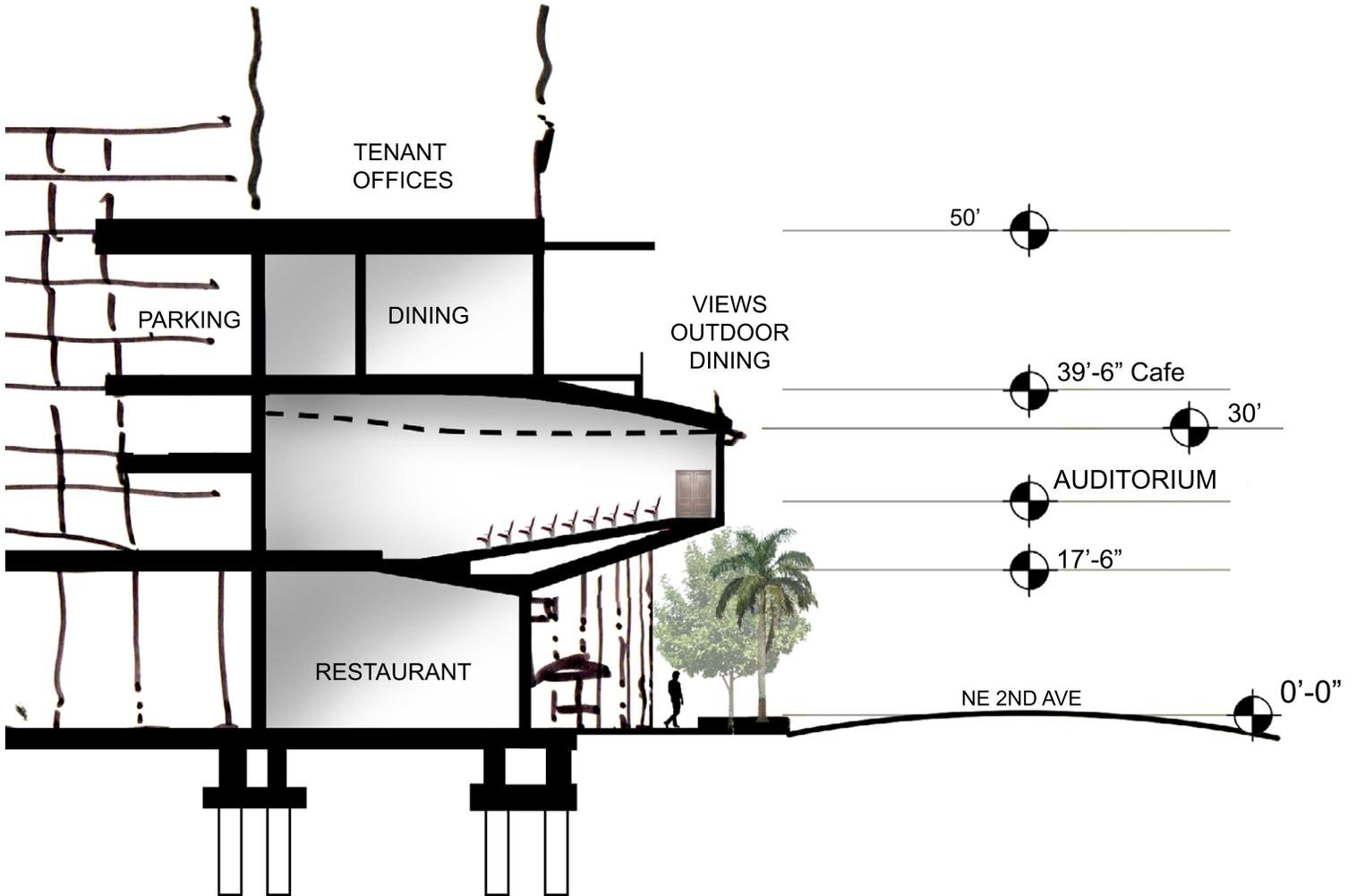
MDCPS, OTHER OFFICES & RESIDENTIAL INCLUDES SQUARE FOOTAGE OF GROUND COMMON SPACES.

PARKING DIAGRAM

 PARKING COUNT	33 SPACES	TOTAL: 33 SPACES
 PARKING COUNT	73 SPACES/LEVEL (2 LEVELS)	TOTAL: 146 SPACES
 PARKING COUNT	70 +2 HANDICAP=72 SPACES(6 LEVELS)	TOTAL : 432 SPACE
 PARKING COUNT	6 SPACES (GRND FLOOR)	TOTAL: 6 SPACES
		OVERALL TOTAL: 617 SPACES



AUDITORIUM SECTION



RENDERINGS



NORTHEAST GROUND RENDERING

RENDERINGS



SOUTHEAST RENDERING

RENDERINGS



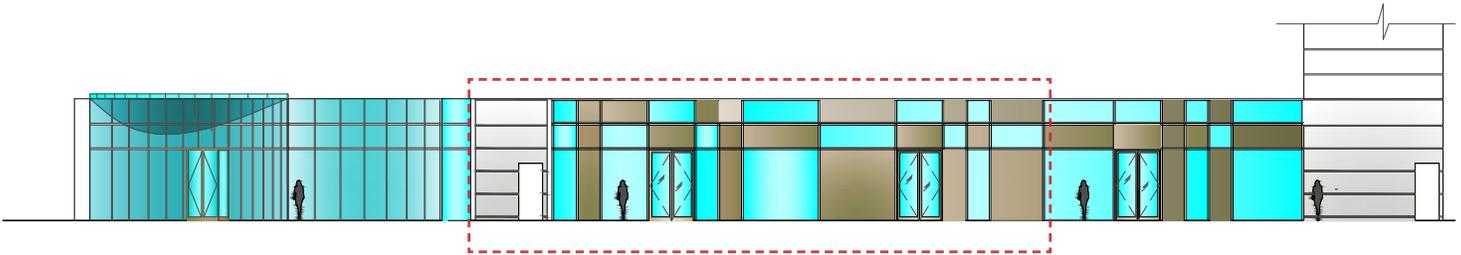
SOUTHWEST RENDERING

RENDERINGS

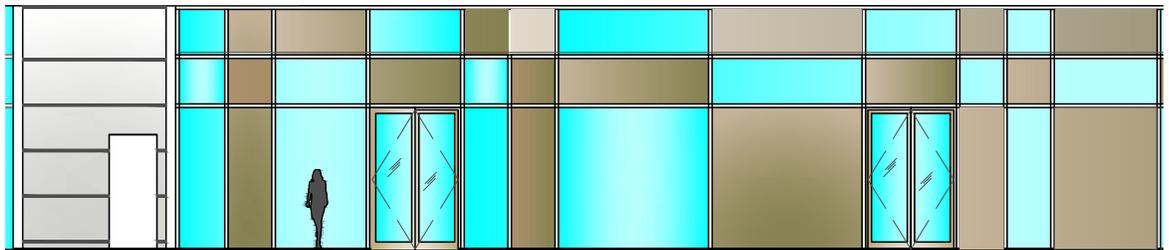


NORTHEAST RENDERING

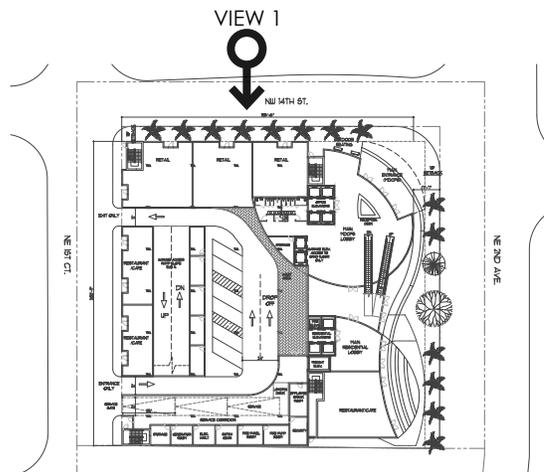
VIGNETTES



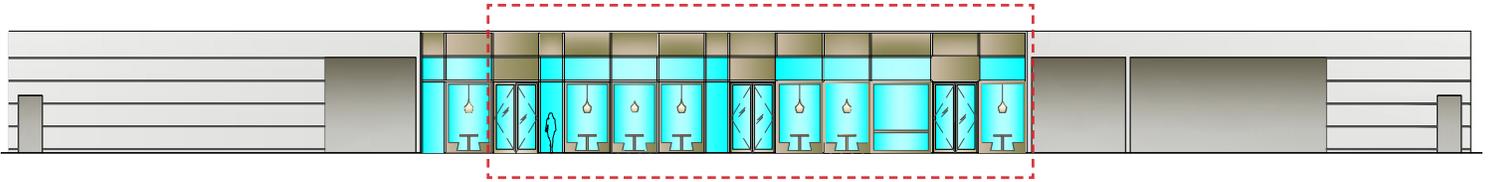
VIEW 1



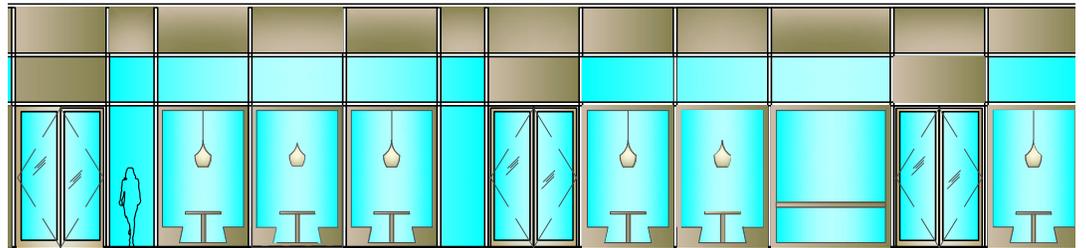
GROUND FLOOR RETAIL



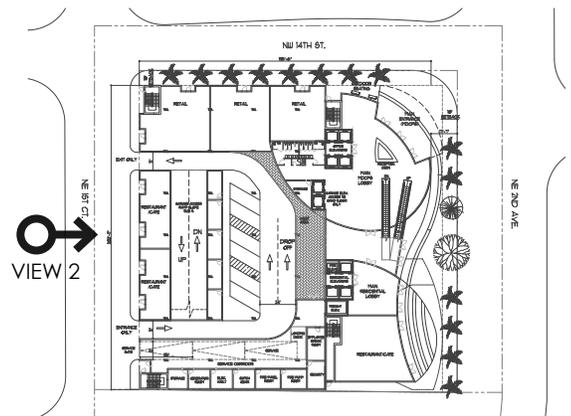
VIGNETTES

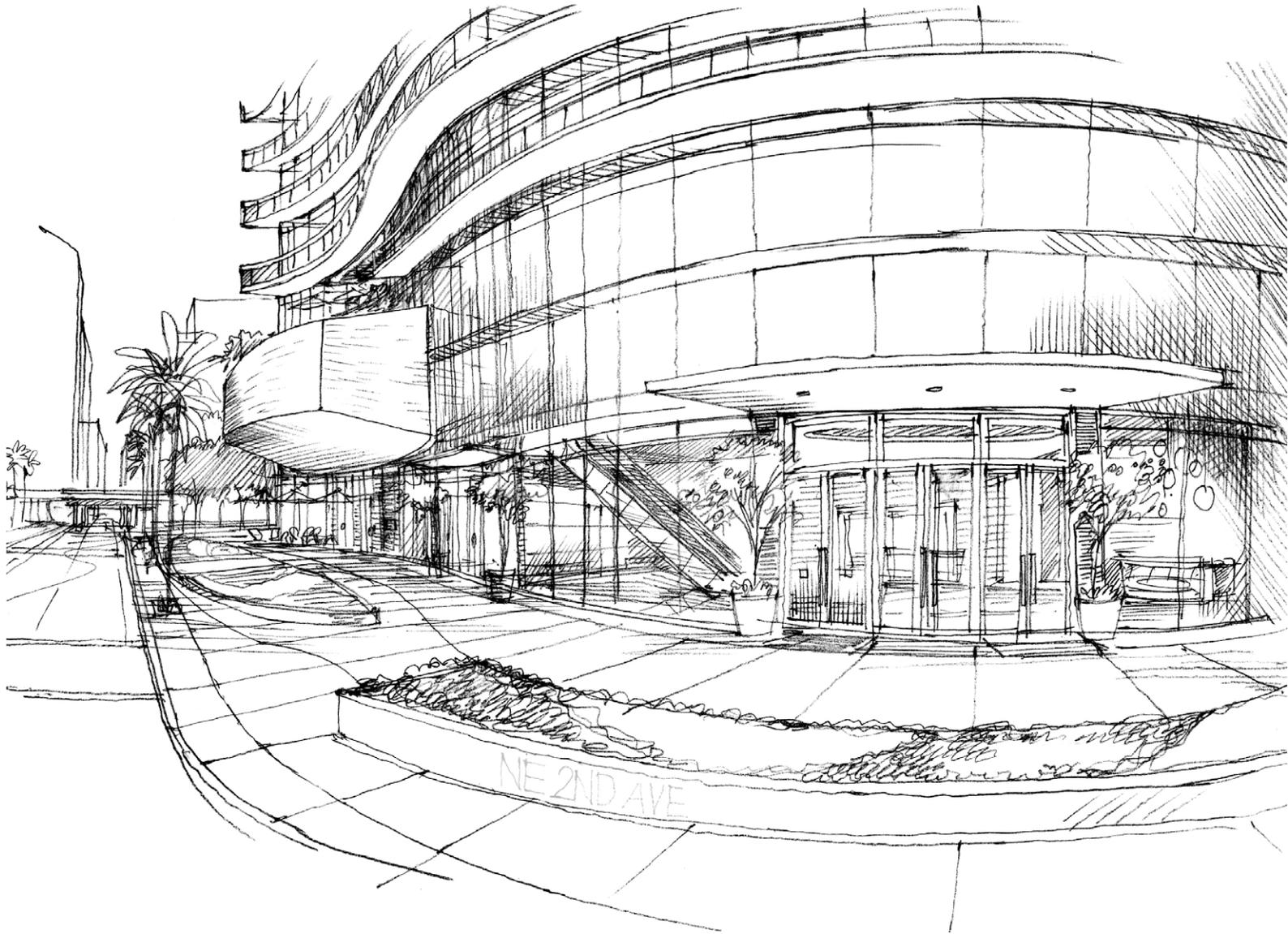


VIEW 2

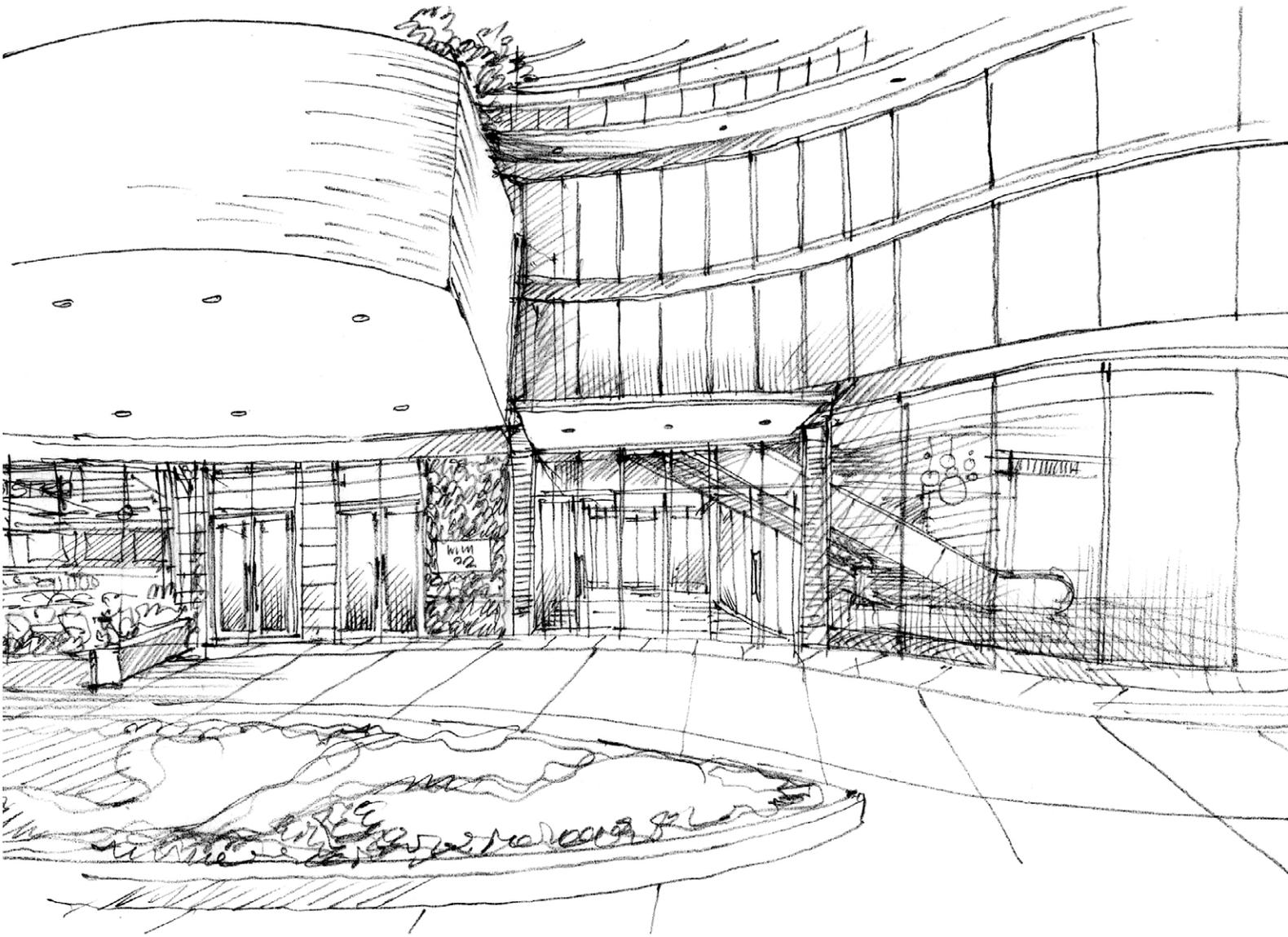


GROUND FLOOR RESTAURANTS





GROUND FLOOR OFFICE LOBBY ENTRANCE



GROUND FLOOR MID-WAY ENTRANCE



GROUND FLOOR RESTAURANTS & CAFES



D

DESIGN CRITERIA
PACKAGE NARRATIVE

Principal Systems to be Provided

- Design and construction shall fully comply with Florida Building Code edition in effect at the time of permitting.
- In addition, the design team should strongly consider achieving LEED certification, as established by the U.S. Green Building Council, of the highest rating deemed economically feasible.
- All facilities on all floors shall be accessible to the disabled, as set forth in the Florida Building Code – Accessibility.

Architectural

Building envelope: provide thermally-insulated exterior wall and roof construction, meeting the Florida Building Code 5th Edition (2014) - Energy Conservation and the building's LEED rating (if applicable). Roofing shall be SBS modified bitumen membrane, or other system as selected by the project's designer, approved by Miami-Dade County for high-rise installation; if M-DCPS becomes responsible for the maintenance of the roofing, the membrane and flashing shall meet the requirements of the school district's Design Standards. Rooftop equipment shall be concealed by parapets and/or corrosion-resistant architectural screens or louvers.

Acoustical Treatment: following MDCPS Design Criteria, General Considerations, 1.4 R., enclosures (partitions and doors) around single-occupant offices and conference room shall provide a minimum STC of 52 and maximum RC (background noise level) of 30; enclosures of mechanical rooms, a minimum STC of 50; for the School Board Auditorium, a minimum STC of 52, maximum RC of 20 and RT (reverberation time) of 1.0 – 105 when the space is occupied.

Windows and doors: hurricane wind-resistant, impact-rated exterior fixed window or curtain wall system, suitable for high-rise office building construction, utilizing solar-control glazing and thermal-barrier framing, and compatible storefront-type entrance. Exposed aluminum components shall be Kynar finished. For "Class B" office space, provide standard hollow metal door frames and hollow metal or stain-grade, solid core wood doors. All products located at the exterior shall be accepted by Miami-Dade County Products Approval for the location of the installation. Commercial grade door hardware, keyed into the district's master key system, shall be provided; card access door control may be provided at high-security areas. Interior doors accessing the Auditorium and stairwells shall be fire-rated, and doors opening into corridors shall be smokeproof, as required by Chapters 7 and 10 of the Florida Building Code – Building.

Interior Finishes: for "Class B" office space and corridors, resilient tile floors and matching bases, painted drywall walls, and standard acoustic tile ceilings; upgraded finishes may be provided for the main entrance lobby and School Board Auditorium and adjacent spaces accessed by the public, such as ceramic tile or stone for the floors and walls, wood paneling, moldings and trim, and premium-grade acoustical ceilings; carpet may be used in the seating area of the auditorium. Toilets shall have ceramic tile walls and floors. Interior metal doors and frames shall be enamel painted and wood doors shall be stained and varnished. The parking structure may have exposed concrete floors, walls and columns. Corridor partitions shall be smokeproof and enclosures of the Auditorium and stairwells shall be fire-rated, as defined in Chapters 7 and 10 of the Florida Building Code – Building. All interior finishes shall comply with the flame and smoke performance criteria set forth in Chapter 8 of the Florida Building Code – Building.

Specialties: at toilets, solid plastic toilet partitions, and accessories, generally following 1.3 and 1.14 of the Miami-Dade County Schools' Design Criteria; electric hand dryers may be provided at the School Board's request. Room identification signage indicating the room name and FISH room number of each space, complying with the 453.14.2 of the Florida Building Code – Building, accessible to the disabled as set forth in 703 of the Florida Building Code – Accessibility, shall be provided throughout the School Board facility. Bulletin boards and directional, advisory and warning signage shall be provided as needed. Signage design, color selection and locations shall be coordinated to avoid visual clutter. Exterior building and address identification shall be provided at the main entrance to the School Board facility with cast aluminum letters and the School's Board's logo. Portable fire extinguishers, recessed in cabinets, typically located in corridor spaces by the exits, shall be provided as required by 906 of the Florida Building Code – Building. One or more aluminum flagpoles may be provided on the site, in proximity to the main entrance to the School Board's facility.

Equipment: cooking, serving line and food storage equipment shall be provided for the School Board's food service.

Built-in furnishings: window treatment may be provided at offices, where sun control is desired; upholstered seating will be provided in the Auditorium.

Special Construction may include low voltage systems, such as an intercom and clock system, the telecommunications system, a sound reinforcement system for the School Board Auditorium, a cable television system, connections to the M-DCPS Energy Management System, an intrusion detection system, and a card-access control system serving high-security areas.

Conveying systems: the building "core" shall contain passenger elevators as required to provide prompt service to the building's occupants, with a wait time not exceeding 30 seconds – a minimum of four passenger elevators for the M-DCPS office building and two elevators for the M-DCPS parking garage; all cabs shall provide a minimum passenger capacity of 3,500 pounds and travel speed of 500 feet per minute (the freight elevator will accommodate an ambulance stretcher, as required by 3002.4 of the Florida Building Code – Building). A freight elevator, dedicated solely for the use of M-DCPS, with a minimum capacity of 5,000 pounds and a minimum speed of 350 feet per minute, accessed from the building's loading dock at the truck loading berths, will be provided. Additional passenger and freight elevators may be provided to serve the stories being built by the developer above the MDCPS facility. In order to avoid a third exit stairway in the high-rise tower, as required by 403.5.2 of the previously mentioned Code, elevators may be equipped for "occupant self-evacuation" in accordance with 3008 of the Code. In addition, as required by 403.6.1 of the Code, at least two fire service access elevators shall be provided in accordance with 3008; as set forth in 3008.7, the self-evacuation elevators shall open on every floor into an elevator lobby with a one-hour fire-rated enclosure, except at the ground floor, that has direct access to an exit stairway. A 3-step escalator may be provided for access from the ground floor to the level of the School Board Auditorium.

ARCHITECTURAL SITE CRITERIA

SITE DESIGN

1. Site design shall incorporate wide sidewalks, hardscaping, landscaping, lighting design, and wayfinding with the intention of creating an inviting, pedestrian friendly place.
2. A public plaza shall emphasize entry to the MDCPS lobby. At ground level, outdoor seating areas shall be created on Northeast Second Avenue and smaller portions on Northeast Fourteenth Street, visible from the building lobbies, designed to attract neighborhood / local eateries as possible tenants.
3. The site open spaces shall create areas for possible “public benefits” art work displays (to be considered for increases in FLR)
4. The hardscape design shall include a mixture of materials, colors and textures, such as concrete, granite, limestone, pavers, etc. (with minimal amounts of plain concrete in the mix)
5. Wayfinding, and signage systems shall be provided. A comprehensive building system shall be designed integrating the mentioned components into a visually attractive, clear, easy to read and understand wayfinding system
6. The building ground level on Northeast Fourteenth Street and Northeast First Court, shall mask the service areas / parking access by creating liner shopfronts, designed to attract food service, retail, or grocery tenants
7. A specialized lighting design consultant – NCQLP certified or equivalent - shall design the building exterior lighting, hardscape / landscape / building façade creating an integrated lighting system that is visually appealing and that is adaptable / interchangeable for different functions and seasons of the year.
8. Lighting levels shall be provided to comply with MDCPS minimum for building exterior and complying with maximum allowed by zoning code at property lines.

ARCHITECTURAL PARKING CRITERIA

PARKING DESIGN

1. A structured parking system shall be designed to accommodate a minimum of 600 spaces required by MDCPS for their exclusive use. These spaces shall be available for shared use by the Arsht Center for the Performing Arts during evenings and weekend events. Additional parking spaces shall be provided as required for the proposed uses other than the MDCPS office use.
2. The design (its components, specifications, materials, etc.) shall be based on a 50-year building life cycle without major repairs
3. The parking structure shall be designed in compliance with Miami 21 zoning requirements, including location on site, setbacks, masking, access, access widths, etc., including design of artistic street screening or glazed street fronts. If used on frontage, ramps shall not be visible from the building exterior.
4. The design must ensure that pedestrian and vehicle interaction is safe and efficient. Vehicular and pedestrian circulation—both within, and to and from the facility must be accommodated through well-designed entrances, exits, parking bays, elevators, and safety features. Floor to floor heights are conceptually designed to match serviced office floor levels. Other configurations that can provide safe, comfortable pedestrian access to office levels will be considered.
5. A shared access to ramps and drop off area is incorporated in the conceptual design and is a desired component of the overall building design.
6. Automated access control shall be provided to the parking structure bays.

7. Wayfinding, and signage systems shall be provided. A comprehensive building system shall be designed integrating the mentioned components into a visually attractive, clear, easy to read and understand wayfinding system
8. The building ground level on Northeast Fourteenth Street and Northeast First Court, shall mask the service areas / parking access by creating liner shopfronts, designed to attract food service, retail, or grocery tenants
9. A specialized lighting design consultant – NCQLP certified or equivalent - shall design the building parking structure, exterior lighting, hardscape / landscape / building façade creating an integrated lighting system that is visually appealing and that is adaptable / interchangeable for different functions and seasons of the year.
10. Lighting levels shall be provided to comply with MDCPS minimum for building exterior and complying with maximum allowed by zoning code at property lines.
11. The proposers shall employ a professional parking consultant experienced in the design of structured parking located in a central business district and designed as part of a multi-use / occupancy building
12. Provide conduit and pathways for telephone and communications systems services from the core to the loading dock, vehicle drop off / anticipated attendant, each level of parking structure staircases
13. Provide power and conduit for a duplex outlet at each level of parking structure staircases.

ARCHITECTURAL LOBBY CRITERIA

LOBBY DESIGN

1. Primary venue for interaction for all users of facility
2. Functions as primary entry, reflecting character of MDCPS and the community it serves, it provides comfortable pedestrian access to the facility
3. Contains Reception / Security Desk to establish facility access control; provides linkages, both physical and visual, to all facility program areas
4. Reception Desk shall establish facility access control. Because of the lobby possible building façade east orientation, careful consideration shall be given to the reception / security desk placement within the lobby to minimize glare that can impact the ability of security personnel to maintain visual control of the space
5. Finishes shall reflect the values of a shared public place, with durability, maintenance, and service life as core values of such a place
6. Flooring materials shall transition smoothly from exterior hardscape to interior materials. Slate, terrazzo, marble, granite, limestone, and porcelain tile are acceptable materials. Accent materials, texture and / or colors shall be used in the design
7. Interior wall finishes shall include level 5 impact resistant drywall and level 5 low VOC paint. Wall coverings, wall paneling or other materials shall be used to accent portions of the lobby walls – these materials that act as air barriers shall not be used on the interior side of air conditioned walls
8. Doors communicating security office and other private spaces such as restrooms shall be stain grade solid core wood, doors communicating other public spaces shall be fully glazed to maintain security, visibility, and clear facility access control
9. Ceilings shall be level 5 drywall with level 5 low VOC paint. Accent ceilings shall be integrated in the design to add visual interest, and may incorporate acoustical control (proper acoustical control

- shall be a design quality of the lobby)
10. Acoustical performance shall be carefully designed to consider a range of possible functions to occur within the main entry lobby, including student work exhibitions.
 11. Acoustical parameters such as reverberation time and speech intelligibility must be considered for these functions. Localized absorption is desirable for a clear conversation between visitors and receptionist.
 12. Building directory, wayfinding, and signage systems shall be provided. A comprehensive building system shall be designed integrating the mentioned components into a visually attractive, clear, easy to read and understand wayfinding system
 13. Reception / security desk finishes shall include a combination of woods and stones and shall be designed to accommodate the latest technology infrastructure for access control, video surveillance, and communications systems. All millwork to be AWI custom grade hardwood veneer panels with solid hardwood dimensional lumber
 14. Landscaping / softscaping within Lobby: A qualified landscape consultant shall be retained during design to select planting and oversee the project through installation and beyond. Plant material that can handle the fairly consistent climate within a building shall be selected
 15. Thermal Control: HVAC system design for this Lobby shall be viewed as a three- dimensional volume from the start of the project. The engineer should use sketches, sections, models, and plans to understand the space from three dimensions from the very start. It is key that the engineer understands all aspects of the lobby volume due to the impact on airflow movement and pressurization.
 16. Fire Protection: Beam type smoke detectors shall be considered for use in the higher ceiling portions of the lobby
 17. Fire sprinkler system heads shall be concealed type
 18. Lighting level: maintain 30 footcandles
 19. General lighting at Reception Desk: maintain 50 footcandles
 20. Provide natural lighting, with artificial lighting controllable to 0/50/100% of output
 21. A specialized lighting design consultant – NCQLP certified or equivalent - shall design the lobby lighting system including building exterior lighting, hardscape / landscape / building façade creating an integrated lighting system that is visually appealing and that is adaptable / interchangeable for different functions and seasons of the year. A plan shall be developed for lamp replacement in the lobby high ceilings. Provide LED lighting fixtures
 22. Provide conduit and pathways for telephone and communications systems services from the core to the ground floor support spaces, including reception / security desk, security office.

ARCHITECTURAL AUDITORIUM CRITERIA

AUDITORIUM DESIGN

1. The School Board Auditorium space shall be designed to accommodate an audience of 250. It shall accommodate seating, sightline, and acoustical requirements, with raised dais floor and special lighting equipment.
2. Floor shall be sloped to provide the proper sightlines from the audience to the dais.
3. Seats shall have tilting upholstered seat and back with integral arm and articulated back for maximum occupant passage space between rows.
4. The dais seating and counter for the School Board members shall incorporate wood and stone materials in its design, and shall be of sufficient size to comfortably accommodate all Board members, Superintendent, and as a minimum 3 other staff. All millwork to be AWI custom grade hardwood veneer panels with solid hardwood dimensional lumber
5. Quality acoustical characteristics are important in Auditorium spaces so that presentations can

- be clearly heard and understood. For performance spaces and general presentation spaces, recommended noise criteria (NC) rating ranges from NC-20 to NC-30; recommended sound transmission class (STC) rating ranges from STC 40 to STC 50. Strategies to achieve the recommended NC and STC ranges include, for example: Type II vinyl wall covering and fabric covered acoustical wall panels for the interior wall finish in the auditorium; Type II vinyl wall covering for the dais area; Type II vinyl wall coverings for 1/3 of the front of the audience sidewalls and fabric covered acoustical panels for 2/3 of the back of the audience sidewalls; fabric covered acoustical panels for rear walls; and a plaster and plywood combination—because of their reverberation characteristics—for the ceiling
6. Individual, private male and female restrooms shall be designed on the same floor adjacent to the auditorium, as well as a small work area that can contain a base cabinet with sink to accommodate for refreshments during meetings
 7. The auditorium shall be provided with sound and lighting, and technology and associated space (a control room) to permit public broadcasting of School Board meetings on radio and television (as is currently provided), and a “green room” in back of the stage. Additional support spaces shall include a projection / control room and equipment storage
 8. Minimum floor areas shall include 3,000 NSF for auditorium and 990 NSF for the dais. Projection / control room at 400 NSF, and equipment storage at 300 NSF.
 9. Auditorium and dais flooring shall be a broadloom carpet, 32 oz per square yard level loop, yarn dyed color with pattern, fourth generation nylon yarn, bonded construction with cushioned back. Accent materials, texture and / or colors shall be used in the design. Support spaces shall be vinyl composition tile quality as found in the MDPS design and materials guidelines.
 10. Interior wall finishes shall include level 5 impact resistant drywall and level 5 low VOC paint. Wall coverings, wall paneling or other materials shall be used to accent portions of the auditorium and dais walls – these materials that act as air barriers shall not be used on the interior side of air conditioned walls. Auditorium walls shall have a sound transmission class STC 45 minimum, support spaces shall have STC 40
 11. Doors shall be stain grade solid core wood
 12. Ceilings shall be level 5 drywall with level 5 low VOC paint. Accent ceilings shall be integrated in the acoustical treatment as described above
 13. Thermal Control: HVAC systems for Auditorium spaces are sized and zoned to accommodate varying internal loads, which are a function of audience sizes, performance lighting loads, and projection equipment. Particularly, air handling units (AHUs) with increased cooling capacity should be zoned separately for the auditorium, projection spaces, dais, and audience seating areas. The Auditorium shall have separate AHU constant volume with modulated temperature control for ventilation
 - 14.
 15. Lighting system shall include front lighting, foot lighting, spot lights, follow spot lights, beam lights, and flood lights, and a projection room/booth with manual and programmable lighting controls, and space for the spot light operator room. Lighting systems should be flexible to accommodate various functions (e.g., lectures, presentations, etc.) in the Auditorium. A specialized lighting design consultant – NCQLP certified or equivalent - shall design the lobby lighting system. Provide LED lighting fixtures
 16. Provide conduit and pathways for telephone and communications systems services from the core to the auditorium and support spaces
 17. Provide power and conduit for sound amplification system, audiovisual projection system, and teleconference systems including equipment
 18. Wall mounted duplex outlets on every wall or every 25'- 0" OC plus four wall outlets on dais wall – dais proper to receive duplex outlets every 3' OC
 19. Four recessed floor-mounted duplex receptacles with brass cover plates bottom center of dais. One recessed wall duplex outlet for clock. Provide electric height adjustable lectern, conduit and

- boxes for lectern with integral command center for lighting, presentation and sound equipment with hardwood veneer finish, lockable caster wheels, and sloped surface with reading light and microphone stalks
20. Provide conduit and boxes for sound reinforcement system including microphones, splitters, amplification, recording, speakers, ALS transmitters and receivers and remote control system, include equipment and wiring
 21. Provide conduit and boxes for projection system including electric operated recessed ceiling mounted projection screen, film projector, SVGA rear screen digital projector, include equipment and wiring
 22. Projection room:
 23. Provide conduit and boxes for one wall mounted telephone line, include equipment and wiring
 24. Provide conduit and boxes for one wall mounted quadruplex LAN connection, include equipment and wiring
 25. Provide conduit and boxes for one ceiling mounted PA speaker, include equipment and wiring
 26. Provide conduit and boxes for one AV control console, with light controls, speaker controls, digital video feed control, include equipment and wiring
 27. Fire Protection: Beam type smoke detectors shall be considered for use in the higher ceiling portions of the auditorium
 28. Fire sprinkler system heads shall be concealed type

ARCHITECTURAL OFFICES CRITERIA

OFFICE DESIGN

1. Offices shall include a mixture of private offices, open-plan areas with workstations, secretarial / reception areas, and associated support spaces such as conference rooms, storage rooms, work / print rooms, break rooms with millwork. Other support spaces include communications / IT rooms, electrical rooms, mechanical rooms, custodial closets.
2. Where floor plates include the combination of open plan and private offices, the open plan areas shall be located on the perimeter of the floor and the private offices placed to the interior, designed with glass partitions and doors to maximize daylighting.
3. Millwork to be AWI custom grade hardwood veneer panels and plastic laminate tops with solid hardwood dimensional lumber. Follow standards set in the MDCPS design criteria and design and material standards
4. Flooring shall be carpet tile, 32 oz. per square yard level loop, yarn dyed color with pattern, fourth generation nylon yarn, bonded construction with cushioned back. Support spaces shall be vinyl composition tile quality as found in the MDPS design and materials guidelines.
5. Interior wall finishes shall include level 3 drywall and level 3 low VOC paint. Walls shall extend from slab to slab at suite perimeters, provide sound attenuation batts, and achieve STC 40
6. Doors shall be stain grade solid core wood with vision panels, flush to service spaces
7. Ceilings shall be 24 x 24 acoustical ceiling tiles quality as found in the MDCPS design and materials guidelines.
8. Thermal Control: HVAC systems shall follow standards set in the MDCPS design criteria and design and material standards
9. Provide conduit and pathways for telephone and communications systems services from the core to the floor communications / IT room and to offices and support spaces. Follow standards set in the MDCPS design criteria and design and material standards
10. Telephone and communications systems shall be designed by a Registered Cabling and Communications Designer (RCDD)

11. Lighting: General lighting provided at a minimum of one 24" (w) by 48" (l) recessed parabolic fluorescent fixture with two T-8 lamps and electronic ballasts per room and additional fixtures per every 80 SF (or T-5 equivalent) – follow standards set in the MDCPS design criteria and design and material standards and provide photometric reports for compliance with required illumination at task level. Provide alternative pricing to use LED lighting fixtures throughout
12. Power for office spaces: Follow standards set in the MDCPS design criteria and design and material standards
13. Conference rooms:
 14. Four recessed floor-mounted duplex receptacles with brass cover plates
 15. One recessed wall duplex outlet for clock
 16. Provide conduit and boxes for one wall mounted telephone line, include equipment and wiring
 17. Provide conduit and boxes for two wall mounted quadruplex LAN connection, include equipment and wiring
 18. Provide conduit and boxes for one ceiling mounted projector, projection screen, include equipment and wiring

ARCHITECTURAL COMMON SPACES CRITERIA

COMMON SPACES DESIGN

1. Common area spaces include elevator lobbies, elevators, corridors leading to demised offices, staircases, public group restrooms, common electrical distribution rooms, common mechanical rooms
2. Flooring materials such as terrazzo and porcelain tile are acceptable materials for corridors, elevator lobbies, elevators. Accent materials, texture and / or colors shall be used in the design. Public group restrooms shall be provided with mosaic ceramic tile with price group 2 for field and price group 2 or 3 for accent areas. Staircases and other common area support spaces shall be concrete with anti-slip clear sealant. Follow MDCPS design criteria and design and material guidelines for other finishes
3. Interior wall finishes shall include level 5 impact resistant drywall and level 5 low VOC paint. Wall coverings, wall paneling or other materials shall be used to accent portions of the elevator lobbies, elevators, and corridor walls – these materials that act as air barriers shall not be used on the interior side of air conditioned walls.
4. Doors communicating common area private spaces such as restrooms shall be stain grade solid core wood, doors communicating other public spaces shall be fully glazed to maintain security, visibility, and clear facility access control
5. Ceilings shall be level 5 drywall with level 5 low VOC paint. Accent ceilings shall be integrated in the design to add visual interest, and may incorporate acoustical control.
6. Wayfinding, and signage systems shall be provided. A comprehensive building system shall be designed integrating the mentioned components into a visually attractive, clear, easy to read and understand wayfinding system
7. Thermal Control: HVAC system design for spaces connected to the Lobby shall be designed integrally with the Lobby HVAC system. Follow standards set in the MDCPS design criteria and design and material standards
8. Lighting and Illumination: Follow standards set in the MDCPS design criteria and design and material standards. Provide LED lighting fixtures
9. Fire sprinkler system heads shall be concealed type

ARCHITECTURAL BUILDING ENVELOPE CRITERIA

BUILDING ENVELOPE DESIGN

1. The building envelope design shall meet the requirements of the Florida Building Code for windborne large and small debris impact resistance, moisture infiltration, and other high wind velocity zone requirements.
2. The horizontal waterproofing and roofing envelope system shall include a monolithic system without seams or lap joints and its slope shall increase 200% over the minimum code requirement to achieve the desired increase in longevity and performance of the membrane system. System shall be designed to achieve 40-year life cycle.
3. Exterior walls / enclosure shall be designed to achieve a service life cycle of 50 years with 25 years to major rehabilitation
4. Fenestration shall be designed to achieve 50-year life cycle, with 25 years for major rehabilitation of gaskets and seals replacement
5. Envelope system shall be designed to achieve acoustic control of STC 45
6. The facility design shall include provisions for cleaning of exterior envelope glass and glazing systems used that can be achieved without extraordinary means and methods
7. The vertical envelope system can be any approved system such as curtain walls, or a combination of opaque and window walls, and fenestration. The minimum combination for glazing and skin to be 40-60%. Minimum sill heights shall be 36 inches.
8. A specialized building enclosure design consultant shall design the building exterior envelope system.

LANDSCAPE ARCHITECTURE CRITERIA

Provide low-maintenance landscape material around the building, meeting the requirements of Article 9 of the Miami 21 zoning code, with built-in irrigation. Use native plants as much as possible, and species suitable for thriving in the urban environment. Chapter 9 of Miami 21 requires that a Vegetation Survey and Irrigation Plan be submitted, and sets forth requirements for the replacement of trees that need to be removed to permit new construction. New trees shall be planted as set forth in Table "A" of Chapter 9, at the rate of 22 per net acre of open space. Trees with an overall height of 15 feet and a minimum caliper of 3 inches shall be planted along the streets at all sides of the property, spaced as required to meet the code standard, but not less than 30 feet on center.

Plant species provided shall be material that will drop minimal amounts of leaves, fruits, and other droppings to minimize cleaning, maintenance, and staining of the site's hardscape

CIVIL ENGINEERING DESIGN CRITERIA

Drainage and Soils

Parking areas and the building's roof shall be provided with interior storm drain leaders that will connect to the onsite drainage system which will consist of a series of pipes, exfiltration trenches with French drain perforated pipe and possibly a gravity drainage well. In order to design the drainage with a positive outfall to the subsurface aquifer below, a reasonable assurance evaluation is recommended that both adequate groundwater flow (GPM) and water quality results that indicate that brackish water conditions are present, not drinking water quality. The salt water intrusion boundary and other recent wells in the area will need to be used to determine the probability. Deep injection wells are a possible solution to storm drainage storage / disposal although could be very costly and will need to be evaluated in more detail. Stormwater runoff shall be connected to the onsite private storm drainage system. Drainage is not permitted to connect to public facilities in the surrounding road right-of-way. Positive drainage to conveyance facilities shall be provided for all plazas and paved areas within the property line. Decorative paving, such as brick pavers and colored, textured concrete will be provided at plazas and in front of the main entrance to the School Board facility. A Site Assessment report will be provided to determine, at a minimum but not limited, the site's geology, hydrogeology, site groundwater, and soil assessment. Any required site rehabilitation mandated by authorities having jurisdiction, will be included in the entitlement work. A surface water permit will be required with Miami-Dade County's Department of Environmental Resource Management. The stormwater management design will need to meet a DERM 5 year storm event using 6.17 inches per hour of rainfall intensity for the site.

Traffic

A comprehensive traffic study and report will be required to determine existing Level of Service at the closest site vehicular intersections following a method acceptable to the City of Miami.

Utilities

Municipal water and sewer services in this area are provided by the Miami Dade Water and Sewer Department (WASD). There appears to be sufficient municipal capacity to meet the domestic and fire service water, and sanitary sewer needs of the development. An email to David Wayne was sent on 08/31/2016 asking for the availability of the water and sewer in the area for the sizes and capacity of nearby lift station. Mr. Wayne has evaluated the site with his engineering staff and provided a detailed response on what the availability is and if any offsite utility improvements are necessary in order for our development to connect to the county's infrastructure:

As for MDWASD, there is sufficient water adjacent to the site and therefore no water extensions are required. There is an existing 12" distribution line on NE 2nd Ave and NE 14th Ct. and a 2" water distribution line on NE 1st Ct. The School Board would have to connect to the existing 12" water line on NE 2nd Ave. However, if the Miami Dade County Fire Department required a fire hydrant along NE 1st Ct, a new 12" water line extension would be required.



The sanitary sewer for the site is shown above. There is existing 8" gravity sewer adjacent to the property that and no offsite improvements are required. According to Miami Dade County's pump estimator, there is sufficient capacity in Pump Station 0002 for the 217,000 square foot office space for the School Board.

Search Criteria	
Sanitary Sewer Utility *	30 - UNINCORPORATED DADE COUNTY ▾
Pump Station Number *	0002 ▾
Proposed Projected Flow (GPD) *	10850 GPD (Only numbers are allowed)
Project will require, or is part of, a Sewer Extension *	No ▾
<input type="button" value="Submit"/> <input type="button" value="Clear"/>	

Pump Station Capacity Estimator Result
→ UNCONDITIONAL ALLOCATION ALLOWED ←

Search Criteria Detailed Result	
Sanitary Sewer Utility	30 - UNINCORPORATED DADE COUNTY
Pump Station Number	0002
Proposed Projected Flow (GPD)	10,850 GPD
Project will require, or is part of, a Sewer Extension	No

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	30	0002	OK	7.53	0.01	7.54
↓	30	CD	--	--	--	--

Treatment Plant Codes

CD Central District Treatment Plant
 ND North District Treatment Plant
 SD South District Treatment Plant
 TP Homestead Treatment Plant

Pump Station Acronyms

GDP Gallons Per Day
 HAMA High Annual Monthly Average
 NAPOT Nominal Avg. Pump Operating Time

Moratorium Codes

AC Approved And Corrected
 AH Approved And Corrected - HAMA Limited
 AM Absolute Moratorium - NAPOT Above 10. Plan Submitted
 CH Conditional Moratorium - HAMA Limited
 CM Conditional Moratorium
 CN Conditional Moratorium - New Collection System
 DE Decommissioned - Removed
 FH No Allocations - MH GT 10 HAMA Ltd
 FN No Allocations - MH GT 10
 IM Initial Moratorium
 IN Incomplete - Information Missing
 OH OK - HAMA Limited
 OK OK
 RM Restricted Moratorium
 TH No Allocations - Due To High Hours With HAMA
 TM Temporary Moratorium

The drinking water and fire line will need to be permitted with Miami-Dade County Water and Sewer Department, Miami-Dade County Health Department, and Miami-Dade County Fire Department with the adequate bacteriological testing, pressure testing, fire hydrant spacing to service the new administration building.

The area land side communications infrastructure is provided by Comcast although other providers are available. This infrastructure includes broadband cable (internet, voice, and cable TV) Electric utility services provided by Florida Power and Light are readily available to the development. Their Service Planning Department is to be contacted once the project is in the design stages. Natural gas is recommended for use in the food service equipment and building emergency generators. Utility service is provided by TECO Peoples Gas.

STRUCTURAL DESIGN CRITERIA

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STRUCTURAL DESIGN CRITERIA

1.0 DESIGN CODES AND STANDARDS

- A. State Requirements for Educational Facilities (SREF), Latest Edition.
- B. Florida Building Code, 2014 edition with High-Velocity Wind Zone Provisions
- C. Wind Criteria and Loads as per American Society of Civil Engineering, “Minimum Design Loads for Buildings and Other Structures”; ASCE 7-10.
- D. American Concrete Institute “Building Code Requirements for Reinforced Concrete”; ACI 318-11.
- E. American Concrete Institute “Building Code Requirements for Masonry Structures” ACI 530-08.
- F. American Institute of Steel Construction “Specification for Structural Steel Buildings” (“AISC”), ANSI/AISC 360-05, Latest Edition.
- G. The following Standards and Manuals, latest edition, are applicable to the scope of work. If there is a requirement conflict between codes and standards, the more stringent shall apply.
 - Portland Cement Association (PCA).
 - Prestressed/Precast Concrete Institute (PCI); “PCI Design Handbook”.
 - Concrete Reinforcing Steel Institute (CRSI).

- AISC Manual of Steel Construction. Allowable Stress Design and Load Resistance Factor Design (AISC).
- Floor Vibration due to Hurricane Activity; Steel Design Guide 11 (AISC).
- American Iron and Steel Institute (AISI).
- American Welding Society (AWS).
- American Society of Testing and Material (ASTM).
- Steel Deck Institute (SDI).
- U.S. Green Building Council (USGBC) and LEED.

2.0 DESIGN LOADS

2.1 Wind Loads

The structural design of the building shall comply with the wind load requirements of ASCE 7-10. Basic wind load criteria as per Florida Building Code and ASCE 7-10 consists of Wind Velocity of 186 mph (ASCE 7-10, Section 1620.2), Risk Category "III" (ASCE 7-10, Table 1.5-1) and Exposure Category "C".

The following wind tunnel studies are required:

- Wind-induced structural response study; it will determine the wind loads acting on the lateral structural system of the building and the accelerations on the top occupied level.
- Cladding wind load study; it will provide the predicted peak negative and positive wind pressures acting on the facade of the building.

The wind tunnel test will optimize the structural design, thereby, resulting in cost savings. Also, the test will identify any unusually wind flow, and it will ensure the comfort level of the building occupants under strong windstorms by predicting the building motion effects and accelerations.

The wind tunnel test will provide more accurate wind pressures because it combines wind directionality, geometry of the building, dynamic properties of the structure, influence of the surroundings including topography and meteorological data. Wind tunnel testing is approved by the ASCE 7-10 (Chapter 31).

2.2 Live Loads

Live Loads requirements shall conform to the Florida Building Code, Section 1607. Live loads are as follows:

- Assembly
 - Fixed Seats, 60 psf
 - Platform, 100 psf
- Corridors and Common Areas, 100 psf; concentrated, 2000 lbs
- Stairs, 100 psf
- Lobbies, 100 psf; concentrated, 2000 lbs
- Offices, 50 psf; concentrated, 2000 lbs
- Roof, 30 psf; concentrated, 300 lbs
- Parking Garage (for passenger vehicles only), 40 psf; concentrated, 3000 lbs
- Additional Roof Loads, based on roof equipments.
- Additional Loads – As determined by the Structural Engineer-of-Record.

2.3 Superimposed Dead Loads

- Office Ceiling, 8 psf
- Office Partitions, 15 psf
- Office Floor, 15 psf
- Parking Garage (Mechanical), 10 psf
- Roof (Mechanical), 25 psf
- Roofing System, 20 psf

(Note: The Superimposed Dead Loads listed above may not be the only SDL applicable to the building; EOR shall verify)

2.4 Flood/Hydrostatic Loads

- Groundwater elevation and flood design requirements need to be determined by geotechnical engineer.

3.0 LOAD COMBINATIONS (ASCE 7-10, Section 2.0)

Load combinations shall be considered, including bidirectional effects of the lateral loads.

Structures and components shall be designed so that their design strength equals or exceeds the effects of the factored loads in the following combinations:

- 1.4D
- $1.2D + 1.6L + 0.5(Lr \text{ or } S \text{ or } R)$
- $1.2D + 1.6(Lr \text{ or } S \text{ or } R) + (L \text{ or } 0.5W)$
- $1.2D + 1.0W + L + 0.5(Lr \text{ or } S \text{ or } R)$
- $1.2D + 1.0E + L + 0.2S$
- $0.9D + 1.0W$
- $0.9D + 1.0E$

Loads listed herein shall be considered to act in the following combinations; whichever produces the most unfavorable effect in the foundation being considered. Effects of one or more loads not acting shall be considered.

- D
- D + L
- D + (Lr or S or R)
- $D + 0.75L + 0.75(Lr \text{ or } S \text{ or } R)$
- D + (0.6W or 0.7E)
- 6a. $D + 0.75L + 0.75(0.6W) + 0.75(Lr \text{ or } S \text{ or } R)$
- 6b. $D + 0.75L + 0.75(0.7E) + 0.75S$
- $0.6D + 0.6W$
- $0.6D + 0.7E$

Where:

- D=Dead Load
- E=Earthquake
- L=Live Load
- R=Rain Load

S=Snow Load
W=Wind Load

4.0 STRUCTURAL ELEMENTS

The structural system of the building shall be determined by the developer's engineer and design team, shall be based on the structural integrity and economy of the building and shall comply with all the applicable building codes, standards and manuals.

4.1 Foundation, Below-grade Pit Walls and Ground Floor Slab

- The design of the foundation, below-grade pit walls and ground floor slab shall be based on the geotechnical exploration of the site and the Geotechnical Engineer's recommendations. Below-grade pit walls shall include waterproofing components to avoid water intrusion. The foundation design and loads shall be coordinated with the Geotechnical Engineer. If a deep foundation system is required (such as auger cast piles), the engineer-of-record shall provide the geotechnical engineer all the controlling load combinations for the auger cast piles requirements and/or footing design.

All organic and deleterious soil material shall be removed from the site prior to construction. Foundation and ground floor slab shall bear on adequate and acceptable/properly compacted material.

4.2 Columns

- Interior Columns- Minimum spacing of interior columns in the office area shall be 30'-0".
- Exterior Columns – Minimum spacing of exterior columns shall be 20'-0".

4.3 Exterior Walls

- Exterior Building Envelope Wall may consist of a heavy steel frame system, masonry, concrete or a combination of the above. Only soffits may be framed using a light gauge metal framing system or metal studs capable of resisting the corresponding gravity and wind loads.

4.4 Shear Walls

- Based on the characteristics of this structure, concrete shear walls will be required to resist the applicable wind pressures.

4.5 Structural Floor System

- Parking Garage Floors- To comply with the spacing requirements of the columns, post-tensioned concrete slabs or concrete prestressed joists could be feasible and economical floor system solutions. The garage floor system shall ultimately be determined by the developer's engineer design team.
- Office Floors – To comply with the spacing requirements of the columns, steel joists/steel girders or post-tensioned concrete slabs could be a feasible and economical floor system option. The floor system shall be ultimately be determined by the developer's engineer design team.

- 4.6 Roof
- To comply with the spacing requirements of the columns, the roof may consist of steel joists/steel girder system with a metal deck and concrete. The roof system shall comply with the requirements of the FBC and shall not store more than 5 inches of rain water in any given location. The roof system shall ultimately be determined by the developer's engineer design team.
- 4.7 Lintels
- Pre-cast lintels shall be designed for the corresponding gravity and wind loads. Lintels adjacent to a cast-in-place concrete column shall be cast-in-place.
- 4.8 Railings and barriers
- The design of all railings and barriers shall comply with the requirements of the Florida Building Code.

5.0 GENERAL STRUCTURAL DESIGN REQUIREMENTS

- A. Structural drawings and details shall be done and submitted in accordance to normal industry standards.
- B. Structural calculations of the building shall comply with the following requirements:
- Shall be legible, organized, indexed and collated. All the design considerations shall be included such as load conditions, engineering assumptions, any applicable load reductions, units, codes (with reference), formulas, etc.
 - Computer-generated calculations shall include input and output.
 - The plans and calculations of the structural elements designed by a Delegated Engineer shall state "By Specialty Engineer". Both drawings and calculations developed by the Specialty Engineer shall be submitted signed and sealed. The Specialty Engineer shall coordinate with the Engineer-of-Record (EOR) for dimensions, loading conditions, layout, connections, etc; all these information shall be reflected in the submittal. The EOR shall perform sufficient investigation during the design phase to ensure that the engineered system will be adequate and feasible for the project.
- C. Floors shall be designed to minimize vibration effects. Floor shall be within the allowable limits defined under AISC – Design Guideline #11, "Floor Vibrations Due to Human Activity". If the floor system is designed by a Specialty Engineer, it is the EOR's responsibility to communicate the above requirements to the Specialty Engineer for consideration in the design calculations.
- D. All buildings and portion of buildings shall be designed as "enclosed" and all openings shall be impact resistant. Overhangs, breezeways and similar structures shall be designed with the appropriate enclosure classification. Rooms with louvers, such as the mechanical rooms, may require internal walls and doors designed for external pressures.
- E. The Design of the structural elements shall consider short-term and long-term deflection, noise, vibration, crack control and serviceability requirements.
- F. Floor concrete slab-on-grade shall comply with the joint spacing requirements as per ACI 224R90 and 302.1R-15. Diagonal reinforcement shall be provided at all corners where joints do not intersect.
- G. A Testing Laboratory will be required to perform all the construction tests.
- H. The building and any opening of the building shall be designed for wind loads in accordance with ASCE 7-10 and shall meet the impact requirements stated in the Florida Building Code (Chapter 16 – Section 1626 and Section 423.25.4).

- I. The design dead loads of the roof shall consider the weight of the structural system, the superimposed weight of the insulation, roofing material, roof-supported equipment, suspended ceiling (if applicable), suspended walkways, water ponding and any additional dead load on the ceiling. For future re-roofing, an additional 10 psf shall be considered in the design.
- J. The roof and assembly shall be designed considering the corresponding wind pressures and forces as per ASCE 7-10. All roof equipments and corresponding supports shall be able to withstand the required wind pressures and shall be properly anchored to the structural roof members of the building.

6.0 DESIGN METHODOLOGY REQUIREMENTS

- A. The structural system and method for the building shall ease and speed the construction, be cost effective, provide a long life, require minimum maintenance, use local/domestic material.
- B. The design of the foundation and the ground floor slab shall be based on the Geotechnical Engineer’s subgrade exploration and recommendations. The Engineer-of-Record shall provide the foundation loads to the Geotechnical Engineer to coordinate the foundation design.

7.0 LATERAL DEFLECTION

- The global applied criteria for permissible lateral deflections are as follows:
 Wind overall structural deflection: H/400
 Wind story drift: H/360

8.0 MATERIAL PROPERTIES

The material properties shall be as follows:

- Cast-in-place concrete:

Pile caps/Grade beams	7,000 psi to 8,000 psi (Normal Wt.)
Footings	4,000 psi (Normal Wt.)
Piles	7,000 psi to 8,000 psi (Normal Wt.)
Hydrostatic slabs and/or	
Slab- on-grade	5,000 psi (Normal Wt.)
Formed slabs and beams	6,000 psi (Normal Wt.)
Metal deck slab	4,000 psi (Normal Wt.)
Shear Walls	8,000 psi to 10,000 psi (Normal Wt.)
Columns and Walls	8,000 psi to 10,000 psi (Normal Wt.)
Below-grade pit walls	4,000 psi (Normal Wt.)
Architectural fills	3,000 psi (Normal Wt.)
- Reinforcing Steel:

Deformed bars	ASTM A615 GRADE 60 ALL #3TO#9, GRADE 75 #10,
Welded wire fabric	ASTM A185
Post-tensioning tendons	ASTM A416, Grade 270, Low Relaxation Type, 1/2-inch Diameter, 7-Wire Strand, Unbonded, UON.

MECHANICAL ENGINEERING DESIGN CRITERIA

A. PLUMBING DESIGN PARAMETERS GUIDELINES:

1. Coordination of the available site services with regard to gas service, sanitary systems, storm water systems, domestic water system, and fire service system is necessary as a part of the Design/Build process.
2. The building plumbing system design is to be complete to 5 feet outside the perimeter of the building foundation system and shall include all piping, fixtures, appurtenances, and appliances in connection with a supply of water (except for fire sprinkler systems), sanitary drainage or storm drainage facilities within or adjacent to any building, structure, or conveyance on the premises. The connection to a utility water meter or other public water or sewer utility property or other source of water supply or sewage disposal and storm water structures shall be designed by the Site Utility Design Professional from 5 feet outside the perimeter of the building foundation system. Food service grease interceptors, science room acid neutralizing sumps and gas piping and regulators, shall be designed, in most cases, by the Plumbing Design Professional.
3. The Plumbing Design Professional is required to evaluate the need and method to provide gas service to the building. All natural gas piping systems shall be installed in accordance with the Florida Gas Code. If natural gas service is not available, the installation of liquid propane gas should be investigated. The estimated gas loads for operation of the heating water boilers, domestic water heaters, food service equipment, science program usage, and miscellaneous items are obtained from the appropriate disciplines by the Plumbing Design Professional and totaled with the inclusion of a growth or safety factor. Discussion with the local gas company is necessary, both to determine potential service costs and to determine the responsibilities of the building owner and the gas company regarding installation. It is also important to determine the gas pressure requirements for the equipment in the building and communicate this need to the gas company. The Plumbing Design Professional or Site Utility Design Professional shall design the gas service.

B. VALVING STANDARDS

1. Valves will be installed to isolate individual plumbing fixtures and groups of plumbing fixtures to permit shut down of the fixture or equipment item without affecting the remainder of the building.
2. The domestic water system valves shall be bronze construction gate valves or valves with a ball-type conventional port.
3. The gas supply to science rooms and art rooms shall have an emergency solenoid-type, automatic shutoff valve with a manual reset. The purpose of the valve is for shut down of the gas in case of an emergency or when the fire alarm system is activated. A solenoid-type, automatic shutoff valve with a manual reset shall be installed to shut the gas off to the appliances under the kitchen hood in the event there is a fire under the hood. The valves are designed normally closed and are held open by an electric solenoid valve. A mushroom-type wall switch shall be located in the room for solenoid activation.

C. HANGERS STANDARDS

1. Provide hangers for all horizontal, suspended, domestic, water, gas, sanitary, and storm piping with distances as noted in the state and local codes.

Identification Guidelines:

- a. Piping shall be identified in mechanical rooms, unfinished spaces without ceilings, above suspended lay-in acoustical ceilings, and crawl spaces for the type of service and direction of flow. Equipment shall be identified with nameplates.

Testing Guidelines:

- a. Domestic water, storm and sanitary sewers, and gas piping shall be tested per state and local codes.

2. Potable Water System Standards:

- a. All buildings shall include a potable domestic water system serving all sinks, toilets, showers, food service, custodial needs, hose bibs, HVAC plant systems, and drinking water coolers/fountains. All municipal domestic water entering the building must pass through a reduced pressure backflow preventer to protect the outside water source from contamination in the building. Whenever possible, the backflow device shall be located inside the building. A main pressure-reducing valve is required if the incoming water pressure exceeds 75 psi. All backflow prevention devices shall be installed and maintained in accordance with the requirements of Florida Building Code, Florida Plumbing Code, Miami Dade Water and Sewer, DERM and all applicable AHJ requirements.

- 3. Water distribution throughout the facility will be through piping systems located above ceiling areas and below insulation. Piping installed under slab areas shall be avoided where possible, unless accessible for maintenance on the system.

- 4. Domestic water systems within the building shall be Type K or L copper tubing. The use of polyvinyl chloride, chlorinated polyvinyl chloride, or polybutylene material will not be permitted.

- 5. The booster system should be a packaged unit that includes all controls. Provide a constant-speed duplex pump package with bladder-type compression tank to meet the flow requirements. It will be necessary to include the booster system to the installation of the emergency power system in order to maintain the operation of the booster system in the event of power outages.

- 6. Insulate the piping using fiberglass insulation or closed cell insulation for HW recirculating systems as per requirements of FBC Plumbing Code.

7. Domestic Water Heater System Standards

- a. A hot water return system with a re-circulating pump shall be required if the building hot water piping exceeds the maximum allowed per FBC Plumbing Code.
- b. The on/off operation of the 120 and 140 degrees Fahrenheit water circulation pumps shall be controlled by time clock operation and an aquastat.
- c. Instantaneous water heaters may be used for kitchens and/or shower room facilities. Tank-type water heaters shall be considered where space is available.

temperature consistent with the plumbing code requirement of a maximum of 110 degrees Fahrenheit water to hand washing sinks and 120 degrees Fahrenheit water to showers. Use a single valve or a high/low valve system based on minimum and maximum flow rates.

- e. Provide a building-wide hot water system; instantaneous water heater for remote locations.
8. Water Conditioning and Softening Systems Guidelines:
- a. The water shall be tested for quality to determine the makeup of the water including hardness, mineral content, and chemicals. The recommendation for installation of a water conditioning/softening system should be directly related to the results of the water testing.

A total hardness of less than 10 grains will not require a softener system.
 - b. If the grain hardness is above 10 grains per gallon (171 ppm), the water softener shall be sized to reduce the hardness to 10 grains, but never below 6 grains. Soften the hot water only.
 - c. Review with building personnel before incorporating water softening in the design. A complete water conditioning system, including iron filters, may be necessary in the event the water has high iron content from an on-site well system.

D. SANITARY PIPING SYSTEM STANDARDS

1. Piping materials shall include Schedule 40 polyvinyl chloride with solvent joints; cast iron no hub; or cast iron, hub and spigot.
2. Fill material around piping below slab shall be compacted granular material to 95 percent-modified proctor. Piping shall not be installed parallel/directly under walls.
3. Piping above grade shall be cast iron, no hub with approved hanger spacing or schedule 40 PVC except in any plenum.
4. Acid waste piping (if applicable) below grade will be Schedule 40 polypropylene with fusion joints or CPVC with solvent cement joints. All acid waste piping above grade shall be Schedule 40 polypropylene with mechanical joints or CVPC with solvent cement joints. Acid waste piping in plenum applications shall be fire- and smoke-rated. Acid neutralizing sumps shall be located on the exterior of the building with access to grade.
5. Provide information to the Site Design Professional as to the depth of the sewer(s) exiting the building. Provide information to the Structural Design Professional as to the location and depths of the sewer in relationship to footings and columns as they pertain to the project.

E. GAS PIPING SYSTEMS STANDARDS

2. Gas piping shall not be run in plenums.
3. A gas regulator shall be provided to maintain the correct inlet pressure to each gas appliance. The inlet and outlet piping to each regulator shall be valved with Florida Gas Code approved valves.
4. The maximum gas pressure into the building shall be as established by the local gas company. Provide the gas company with the gas load for each appliance, and the minimum and maximum operating pressures for each appliance early in the design process.
5. Provide a valve and a dirt leg at each appliance connection.
6. LP gas piping shall not be concealed.

F. ROOF DRAIN AND STORM SEWER SYSTEMS STANDARDS

1. Piping materials shall include Schedule 40 polyvinyl chloride with solvent joints; cast iron, no hub or cast iron, hub and spigot.
2. Fill material around piping below slab shall be compacted granular material to 95 percent-modified proctor. Piping shall not be installed parallel/directly under walls.
3. Piping above grade shall be cast iron, no hub, with approved hanger spacing.
4. Provide connections to all roof drains.
5. Provide information to the Site Design Professional as to the depth of the sewer(s) exiting the building. Provide information to the Structural Design Professional as to the location and depths of the sewer in relationship to footing and column pass as they pertain to the project.

G. PLUMBING SYSTEMS FOR FOOD SERVICE AREAS STANDARDS

1. Ware washing system will have a booster heater to provide 180-degree water unless the system utilizes a chemical dishwasher
2. Provide 3-compartment sink with 110-degree water.
3. Provide a grease interceptor on the sanitary sewer line serving the food service area.
4. Provide 140-degree water to all kitchen equipment except hand washing lavatories and sinks.

H. PLUMBING FIXTURES AND SPECIALTIES STANDARDS

1. Water closets shall be china, white, battery or hardwired infrared flush valve at multi-station and public bathrooms, hand operated for personal bathrooms, wall hung or floor mounted, and low water consumption type. Fixtures shall meet the maximum flush and flow rates for

LEED measures or FBC, whichever is more strict.

2. Urinals shall be ceramic, white, hand operated or battery/ hardwired infrared flush valve, wall hung or floor mounted, and low water consumption type. Waterless urinals are optional.
3. Lavatories shall be wall or counter mounted china and shall have cast brass hand operated or battery or hardwired infrared faucet. Temperature control shall be integral with the faucet or remote mixed. (See Domestic Water Heater System Standards)
4. Showers shall be low water consumption, pressure-balanced type.
5. Drinking water coolers/fountains shall be refrigerated and conform to ADA standards.
6. Sinks shall be 18-gauge, 302 or 304 stainless steel.
8. Large group restrooms shall be provided with lavatories with infrared sensing operation.
9. All plumbing fixtures and trim designed or designated for use by the handicapped shall meet the Americans with Disabilities Act guidelines.
10. Water supply (hot and/or cold) to the lavatories, sinks, and drinking fountains shall have angle stops with loose key handles.
11. All lavatories, water closets, and urinals shall have wall carriers.
12. Floor drains shall be installed in each restroom (except single person toilet room), mechanical room, and kitchen area. Provide a sediment bucket in the floor drain if conditions exist where solids may enter the drain.
13. Sanitary and storm sewer cleanouts shall be installed at 100 feet on center inside and outside the building, and at changes in direction of 90 degrees or more, at the bottom of vertical risers and as the sewer exits the building.
14. Showers shall have a hot and cold, single lever pressure balancing valve with a vandal-resistant head.
15. Service sinks shall be floor-mounted, molded stone, 10 inches high, with a wall-mounted faucet
16. Install a cold water hose bib in each large group restroom, locker room, and mechanical room. The hose bib shall be surface mounted behind a lockable door in restrooms and locker rooms, with access by a removable key handle.
17. Reduced pressure backflow preventers are required on the water supplies to each HVAC makeup water system.
18. A water pressure reducing station requiring 2 pressure reducing valves sized for 1/3 and 2/3 flows shall maintain the water pressure in the building to a maximum of 75 psi, if the incoming water pressure can exceed 75 psi.
19. Trap primers or trap guards shall be required for all traps inside the building. Trap primers or trap guards shall be accessible for repair.

A. FIRE PROTECTION SYSTEM

1. A site plan shall be provided for all fire lanes, fire hydrants and fire department connections (Siamese) and any other fire department accessibility issues. Site plan shall be reviewed and signed off by the local Fire Marshall.
2. The fire main shall be designed as a closed loop system without any dead ends.
3. The minimum size of the pipe connection to the fire hydrants shall be 8 inches.
4. Fire hydrants shall be installed along the fire lanes and designed so that they are inline with the traffic flow, not in areas subject to building collapse, at a minimum distance of 40 feet from a building, at a maximum distance of 300 feet from each other, oriented so that the steamer cap faces the traffic flow and the center of the steamer cap is a minimum of 18 inches above grade.
5. Fire hydrants shall not be installed on sidewalks or behind bus barriers. A minimum of 7.5 feet of unobstructed clearance shall be provided around each fire hydrant for accessibility.
6. Provide bollards around the fire hydrants when they are installed in areas adjacent to traffic lanes and not protected by concrete curbs.
7. Provide a blue dot pavement marker in the traffic lane or other asphalt area in front of each fire hydrant to identify its location.
8. Fire department connections shall be installed along the fire lanes and designed so that they are inline with the traffic flow, not in areas subject to building collapse and at a minimum distance of 40 feet from a building.
9. The fire department connection shall not be installed on sidewalks or behind bus barriers. A minimum of 7.5 feet of unobstructed clearance shall be provided around it for accessibility so that the hose lines can be readily and conveniently attached to inlets without interference from nearby objects such as buildings, fences, posts or other fire department connections.
10. For each fire department connection, a sign stating "**NO PARKING, FIRE LANE BY ORDER OF POLICE AND FIRE DEPARTMENT**" shall be installed on a pole behind the fire department connection with the bottom of sign a minimum of 7 feet above finished grade. A separate sign shall also be provided on the pole showing the building section that the fire department connection serves.
11. The fire hydrants shall be painted yellow in accordance with the Occupational Safety and Health Standards (OSHA). Glass beads shall be provided to the paint while it is still wet.
12. The fire department connection shall be painted red in accordance with the Occupational Safety and Health Standards (OSHA). Glass beads shall be provided to the paint while it is still wet.
13. A fire hydrant shall be installed no more than a maximum of 15 feet from a fire department connection.
14. The building shall be fully sprinklered in accordance with Chapter 9 of the current State

of Florida approved FBC, NFPA 10, NFPA 13, NFPA 14, NFPA 20 and NFPA 24 using standard coverage area sprinkler heads. The extended coverage area sprinkler head method of design is **PROHIBITED**.

B. FIRE PROTECTION:

1. The design/build team will provide automatic fire sprinkler drawings where required by code inclusive of floor plans showing pipe layouts, tamper and flow switches, sprinkler head locations, types, schedule with K factors, GPM density.
2. The design/build team will provide detail drawings for pipe hangers, sprinkler heads, fire pumps, controllers, water riser diagram. The Contractor will be required to provide his own shop drawings signed and sealed by a Florida registered engineer as required for permits.
3. The Automatic Sprinkler System shall be design to be zoned as per MDFD requirements.

C. FIRE PROTECTION PIPING

A. SPRINKLER PIPING

1. Wet screwed sprinkler piping shall be schedule 40 black pipe or as approved by NFPA and code. Schedule 10 shall be minimum allowable thickness for 2½" or larger black steel pipe with roll grooves.
2. Dry pipe sprinkler piping 2" and larger shall be seamless schedule 40 galvanized with galvanized fittings.
3. Color: Paint all exposed sprinkler piping except galvanized, fire engine red.
4. Stipulate dielectric unions where dissimilar metals meet.

D. DRY PIPE SPRINKLER SYSTEMS

- A. Dry pipe sprinkler systems shall have a drainage valve (or valves) piped to waste a safe discharge location. Location of the drainage valve(s) shall be clearly marked on the as-built drawings.
- B. Install drains at low points of system; with valves and piping to exterior.
 1. Pre-action sprinkler systems shall only be used where required or warranted for specific spaces or facilities and stipulated in the Facilities Program, Owner's Project Requirements, or similar planning document.
 2. If used, provide UL-listed, packaged systems consisting of deluge valve, pressure-operated release valve, release control panel, and all required specialties and trim.
 3. Detection: Consult with user; smoke detection is normally preferred. Smoke detectors must be UL-listed for use with the pre-action control panel and are

not a part of the fire alarm system.

These detectors must be shown on the Fire Protection drawings.

4. System Type: Unless otherwise indicated, provide double-interlocked, supervised, electric-operated pre-action systems.
5. FACP Integration: Report TROUBLE to FACP on low air pressure. Report ALARM to FACP on deluge valve trip (water flowing).

E. CONNECTIONS

1. Siamese (Fire Department) Connections: Siamese connections shall be installed in an easily accessible position away from the building and landscaping.
2. Standpipe Connections: Standpipe connections shall have restricted orifices be 2½" hose valves for use by the Fire Department only. Existing user type connections may remain.
3. Fire Pump Test Hydrants
4. Connection Signage: All fire department connections shall be marked with a reflective sign mounted 4' to 6' high on buildings above the fire department connection.

F. PRESSURE TESTING

All fire water systems shall be tested for two hours at 200 psi according to NFPA 24. Pressure test shall be inspected and approved by City of Miami Fire Rescue. All testing shall be performed to ASTM Standards.

G. FIRE PUMP AND CONTROLS

ALL FIRE PROTECTION EQUIPMENT AND DEVICES shall be:

1. UL, FM listed for service intended.
2. Installed in conformance with NFPA and National Electric Code requirements and in accordance with local code regulations.

H. FIRE PUMP

1. U.L., F.M. approved automatic centrifugal pump complete with motor, controller and accessories, capable of delivering not less than 150 percent of rated capacity at not less than 65 percent of rated pressure, characteristics as shown on plans. Pumps shall be Peerless, Aurora or Patterson.
2. Pump: Shall be centrifugal, horizontal split case, single stage casing with renewable bronze, case wearing rings and impeller wearing rings, steel shaft with renewable bronze or stainless steel sleeves, grease lubricated ball bearings, deep type stuffing boxes with bronze glands

and external water seal, lubrication fittings.

Minimum suction pressure 20 psig.

3. Provide required UL accessories including:
 - a. Discharge manifold.
 - b. Automatic air release valve.
 - c. Suction and discharge pressure gauges.
 - d. Suction and discharge tapered reducers.

I. MOTOR:

1. Horizontal open drip-proof grease lubricated, ball bearing squirrel cage, induction type with non-over loading characteristics at any point of the curve.
2. Pump and motor shall be mounted on a cast iron drip rim base plate. Motor mounting bracket on machined pump shall be completely aligned.

J. FIRE PUMP CONTROLLER:

1. Designed and built in accordance with the latest edition of NFPA Standard No. 20.
2. Controller shall be U.L. and F.M. listed autotransformer reduced voltage start 100,000 AIC, RMS with automatic transfer switch.
3. The fire pump controller shall be factory assembled, wired and tested.
4. Controllers shall be as manufactured by Master Control, Joslyn Clark.

K. JOCKEY PUMP

1. Peerless Pump Co. or equivalent Burks Series CS, close coupled, turbine pump with bronze impeller, mechanical seal. Characteristics as shown on plans.

L. JOCKEY PUMP CONTROLLER

1. Across the line starter, H-O-A switch, running period timer, pressure regulator in NEMA 4 cabinet, U.L. listed.

Firetrol, Sylvania or Lexington.

M. STANDPIPES

1. Standpipes shall be provided as per FBC Chapter 9 and NFPA 14.

A. HVAC SYSTEM

1. The basis of design for the Office Tower shall be multiple water-cooled chillers selected to provide 150 percent of the building's calculated heat gain load. Depending on the required cost analysis and space conditions, the use of three chillers with any two providing 100 percent of the required capacity is preferred. For energy optimization the chilled water system shall contain a primary and a secondary chilled water pumping system, dual variable speed cooling towers and a VAV system. This system shall serve only MDCPS spaces and be independent from the HVAC for the Tower on upper levels, except as described under the Cooling Tower section.
2. Design parameters:
 - a. Outdoor Design Conditions:

(1) Summer (General) (1.0% DB/WB)	91°F DB/ 79°F WB
(2) Summer (Dedicated Outdoor Air Units) (0.4% DB, 0.4% Evap WB)	91°F DB/ 80°F WB
(3) Condensing Units (0.4% DB + 4°F)	95°F DB
(4) Evaporative Cooling Equipment (0.4% Evap WB + 1°F)	81°F DB
(5) Winter (99.0% DB)	46°F DB
(6) ASHRAE 90.1 Weather Zone:	1A
 - b. Indoor Design Conditions:

The follow summary is for general information only; specific conditions are indicated in the calculations, herein:

(1) Classrooms, Offices, Auditoriums	(Summer)	74°F DB/50% rh
	(Winter)	70°F

(2) Other types of spaces: ASHRAE 55 Latest Edition

 - a. Ventilation Requirements: Outdoor Air (min.): Complies with edition effect of ASHRAE Standard 62.1 or Florida Mechanical Code Compliance with ASHRAE 62.1 "Ventilation rate Procedure" is required for all LEED projects.
3. Systems according to space use shall include:
 - a. The use of VAV systems such as required for offices, administration areas, etc. with discharge temperature controls shall utilize pressure independent characterized control.
 - b. Outside air intake ducts shall be directly connected to the AHU and positioned so that the outside air does not bypass the chilled water coil with untreated air.
 - c. Provide ERVs and/or pretreatment units for areas with high ventilation rates such as auditoriums, locker rooms, multipurpose/dining rooms, etc. to avoid excessive space humidity.
 - d. Utilize an outside air pretreatment unit (PTU) to maintain proper space humidity and temperature conditions for areas where the outside air requirement is greater than 25 percent of the space supply total air such as the.
 - e. Maintain all conditioned spaces with positive pressure with relation to outdoors. Exceptions will occur such as in kitchens, toilets, etc. where negative pressure is a code requirement.
 - f. Provide Energy Recovery equipment to relief the interior ventilation air requirements in accordance with the currently approved ASHRAE Standard 62.1.
 - g. All outside makeup air shall be provided by means of supply fans sized to provide and maintain an outside air ventilation rate as required by the ASHRAE Standard 62.1.
4. A CAV system may be selected for such areas as the, auditorium, and the dining room. The single zone CAV AHU equipped with a variable frequency drive motor because of the variable loads and the large area involved. The use of Energy Recovery equipment is to be provided where high Outside Air to Total Air ratios are needed as per Florida Building Code.

5. VAV boxes with electric strip heaters sized for 277 Volt/1 Phase shall be evaluated to select the system most appropriate for the project. Key evaluation criteria shall include, but not be limited to the following:
 - a. Energy efficiency
 - b. Life Cycle Cost
 - c. Performance
 - d. Comfort
 - e. Sound Criteria
 - f. Maximum zone size of 2000 CFM.
 - g. Minimum air change rate as required to meet the proper room ventilation rates provided by an air makeup supply fan to ensure ventilation rates are satisfied.
6. Central station air handling unit shall be double walled with 1 inch thick/3 PCF density or 2 inch thick/1-1/2 PCF density uncompressed insulation having a minimum R-value of 4.2 sandwiched between the two panels constructed of galvanized steel and contain a 4 inch flat filter section with access modules for coil maintenance. For systems designed as CAV systems, the AHU shall be furnished with a face and bypass damper section or a dedicated outside air cooling coil section such as the Trane stacked dehumidification unit (SDU) in coordination with a pressure independent characteristic control valve or a 3-way, 2-position chilled water valve. Should the dedicated outdoor cooling coil section design concept be used, there will not be a need for a face and bypass damper section. For systems designed as VAV systems and containing a primary/secondary CHW pumping system, the AHU coil shall be furnished with a pressure independent characteristic control valve or a 2-way, modulating chilled water valve on the secondary loop and a 3-way, 2 position chilled water valve on the primary loop system. The cooling coil shall be designed to contain a minimum of six rows and a maximum of 8 to 12 Fins per Inch (FPI).
7. AHU units shall contain a sloped stainless steel drain pan with a bottom drain in lieu of a flat galvanized steel drain pan.
8. Provide 6 inch concrete pads in the mechanical rooms for all AHU units.
9. For VAV designed systems, the AHU shall be provided with air foil plug fans to reduce air turbulence and noise at the AHU discharge. Forward curved fans shall be provided for CAV designed systems. In either case, the outlet velocity shall be limited to 3000 FPM.
10. In addition to the chilled water air conditioning provided by the primary HVAC chilled water system during the occupied periods, the single equipment room (ER), all telecommunication rooms (TRs), electrical rooms with transformers of 15 KVA or greater, elevator machine room and the kitchen dry storage room shall each be provided with 7 day/24 hour air conditioning through a dedicated DX split system unit or a ductless unit designed to maintain a temperature of 75 Degree F and a relative humidity range of 30 to 50 percent during unoccupied periods such as evenings, weekends and holidays when the chiller is shutdown. The condensate pan shall be provided with a water detection device that will shut off the unit prior to overflowing the pan in accordance with Section 307.2.3 of the FBC - Mechanical.
11. The dedicated DX unit required for the ER, TRs, electrical rooms with transformers of 15 KVA or greater, elevator machine room and the kitchen dry storage room shall be properly sized for the heat gain loads occurring during the unoccupied periods when no lighting load, people load, solar load and ventilation air requirements are present. The condenser units shall be installed on grade whenever possible and enclosed within fencing or gates for protection. Wall mounted condenser units shall be installed at a minimum height of 6 ft. 8 Inches AFF or AFG in accordance with the currently approved Section 423.14.3 of the FBC - Building. Installation of the condenser unit on the roof shall be the last design option taken.
12. Electrical rooms containing transformers of 15 KVA capacity or greater shall be provided with a dedicated DX unit. Exhaust ventilation only will not be acceptable. They shall be maintained at a temperature of 80 Degree F and a relative humidity range of 30 to 50 percent at all times

including unoccupied periods such as evenings, weekends and holidays throughout the year. During the occupied periods, air conditioning shall be provided through the use of an A/C drop off the chilled water air system. During the unoccupied periods, the dedicated DX split unit shall energize on a rise in temperature of 80 Degree F.

13. Electrical rooms not containing electrical transformers shall be provided with an exhaust fan controlled by a thermostat set at 80 Degree F. Makeup air requirements shall be provided with conditioned air transferred from adjacent corridors or other similar rooms required to be exhausted in accordance with ASHRAE Standard 62.1. This will eliminate the need to introduce moist laden outside air for makeup to the electrical room.
14. The use of louvered doors for mechanical rooms is prohibited. The exterior doors shall be solid and weather stripped to minimize air infiltration in order to prevent condensation from forming on the AHU casing and ductwork.
15. Mechanical rooms in office floors shall be of sufficient size to provide the HVAC equipment manufacturer's recommended clearances for maintenance and servicing.
16. When the AHUs are provided with a minimum 6 inch factory installed rails, the use of the 6 inch concrete pads in the mechanical rooms shall not be required. Otherwise, a 6 inch concrete pad shall be required and shall extend a minimum of 4 inches beyond the AHU footprint on all sides unless otherwise noted and have 1/2 inch chamfered edges. All AHUs shall be installed on a 3/8" cross-ribbed, oil-resistant, resilient neoprene mounting pad between the unit and the concrete pad or rail. Ascertain that each AHU sits sufficiently high on the concrete pad or rail to enable adequate space for removal/replacement of the condensate trap.
17. In each mechanical room, provide a hose bibb installed adjacent to the exterior double door at a height of 30 inches
18. The installation of wall mounted thermostats (other than sensors) in conditioned spaces and other areas where they are accessible to unauthorized personnel is prohibited.
19. All AHU motors...with the exception of fractional HP motors...shall be NEMA standard design, sound rated and be of the grease lubricated ball bearing type. Motors shall be high efficiency types wound for specified voltage, have a minimum power factor of 85 to 100 percent load and a minimum efficiency of 91.7 percent at 100 percent load per IEEE Test Procedure 112, Method B.
20. All AHU three phase motors shall be protected against contact failure, loss of any phase (single phasing), low voltage, high voltage, voltage imbalance and phase reversal. The protection device shall be capable of providing automatic power system range sensing; adjustable trip delay, restart delay and voltage adjustment; imbalance trip indicator; LED status readout and shall be as specified in the MDCPS Electrical Design Criteria.
21. All rooftop exhaust fans, air intake ventilators, rooftop HVAC equipment, etc. shall be designed and approved to sustain minimum 180 MPH hurricane force winds and missile impact criteria in accordance with ASCE Standard 7. In addition, they shall possess a Miami-Dade Product Approval Notice of Acceptance (NOA).
22. Provide Y-type strainers with blowdown valves on the CHW supply line upstream of each AHU cooling coil. Also provide a drain valve and air vent directly on each of the cooling coils.
23. During construction, all AHUs shall be fitted with 4 inch depth, UL Class 2, medium efficiency, disposable extended area, MERV 13 filters with an atmospheric dust spot (ADS) efficiency of 80-85 percent in accordance with ASHRAE Standard 52.1. In addition, all supply and return air ductwork openings shall be fitted with blanket type, disposable polyethylene sheet in order to prevent construction debris from entering and accumulating inside the duct surfaces. At the discretion of the Owner's representative, the AHU air filters may be removed and replaced as

needed in order to maintain the cooling coil and system clean. Prior to test and balance, the 4 inch construction air filters shall be removed and replaced with a new set of 4 inch final air 80-85 percent ADS efficiency MERV 13 filters and the ductwork opening polyethylene sheets shall be removed and discarded. The filters installed in the AHUs shall be taped to each other to facilitate filter removal and prevent air bypass. The Contractor shall provide a metal strap with the end turned up at the bottom and ends of each AHU filter frame to facilitate sliding the filters out for easy removal and replacement.

24. A simplified Sequence of Operation explaining the HVAC system operation and corresponding to the actual devices used shall be installed behind a plexiglas or lexan cover adjacent to the Central H.O.A. Control Panel and in each mechanical room. The transparent cover shall be permanently anchored to the wall at a height of 5 feet to the bottom of the cover. An electrical schematic drawing of the equipment shall also be provided in a similar manner for use by the MDCPS/ Maintenance personnel during servicing of the equipment.

B. DUCTWORK

1. The use of fiberglass duct board for duct construction or exposed fiberglass duct liner is not allowed except for supply air ductwork downstream of a VAV box.
2. The supply and return air ductwork for medium pressure VAV designed systems shall be fabricated of galvanized steel. For low pressure CAV designed systems, galvanized steel.
3. All exhaust and outside air ductwork shall be fabricated of galvanized steel
4. For medium pressure single wall and double wall round or flat oval galvanized steel ductwork, ensure that the galvanized steel ductwork is fabricated with spiral lock seam construction. Snaplock seam construction of any variety for medium pressure galvanized steel ductwork is prohibited. Fittings are to be fabricated by the same manufacturer as the ductwork
5. In order to attenuate noise and for flexibility, use UL 181 Class 1 commercial grade insulated flexible duct to connect the supply air diffusers and return air grilles to the supply and return air distribution duct. Flexible duct shall have a minimum R-value of 6.0 and be constructed of an aluminum foil laminate inner core liner encapsulating a steel wire helix, factory installed high density fiberglass blanket insulation and a metalized reinforced vapor barrier jacket
6. Flexible duct shall be one-piece, 8 foot maximum in length and shall not be installed so that it lies on the ceiling or is kinked.
15. In order to attenuate noise from individual toilets or offices, provide u-shaped ceiling transfer ducts with 90 degree miter fittings as air makeup ducts in lieu of door louvers or door undercuts. The transfer duct and grilles shall be designed in accordance with Section 601.4 of the FBC – Mechanical.
17. Galvanized steel supply and return air ducts installed in unconditioned concealed areas such as above ceilings shall be insulated with fiberglass blanket insulation having a minimum R-6 insulation value.
7. The Contractor shall be responsible for the hiring of a certified test and balancing firm to perform a complete test and balance of then HVAC system. Upon completion, the MDCPS...at its option... shall certify the readings with the use of its own independent test and balancing firm.
8. Duct openings in a smoke barrier or corridor walls shall be provided with smoke dampers in accordance with Sections 607.3.2 and 607.3.3 of the FBC - Mechanical. Duct penetration into the corridors shall be minimized in order to reduce the number of smoke dampers and smoke detectors. Electrical connection shall be performed by the fire alarm specialist.

9. All fire dampers, smoke dampers, electric duct heaters and automatic temperature control devices shall be provided with access doors of the maximum size permitted by the duct dimensions in accordance with Section 607.4 of the FBC - Mechanical, but no less than 18"x18". Access doors shall be hinged with cam latches and fully gasketed to the perimeter. Keep in mind that access doors for access to the heaters in VAV designed systems are not required.

C. CHILLERS

1. The basis of design for the Office Tower shall be dual water-cooled chillers selected to provide 150 percent of the tower's calculated heat gain load. The water-cooled chilled water system shall be designed with the primary chiller being a centrifugal chiller designed for 60 percent of the chilled water capacity and the secondary chiller being a screw chiller designed for 40 percent of the chilled water capacity. The system shall contain a primary and a secondary chilled water pumping system, variable speed cooling towers and a VAV system.
2. Water cooled chillers shall be selected based on the performance of an LCCA, to be reviewed and approved by MDCPS, comparing either screw, centrifugal, or Magnetic Bearing technology with a maximum of 0.175 KW/Ton (Magnetic Bearings) contain refrigerants not scheduled to be phased out immediately such as HCFC-123, HFC-134A or HFC-410A.
3. For dual or triple water cooled chillers installed in parallel, provide automatic isolation valves on the discharge CHW piping of each chiller to prevent CHW blending when one chiller is cycled off.
4. In addition to the standard manufacturer's one year parts and labor warranty on the chiller, an extended four year parts and labor warranty on the chiller compressor and motor shall be required.
5. Chillers shall be provided with the manufacturer's microprocessor module in addition to an internet interface to the building based TAC-Andover Energy Management/Security (EM/S) System. The EM/S System shall be able to monitor, display and control the data available from the chiller microprocessor module. The chiller shall be "Enabled" by a single contact closure at the Central H.O.A. Control Panel.
6. The Contractor shall furnish the initial treatment of the chilled water system. Subsequent treatment of the chilled water system and all treatment of the condenser water system shall be furnished, installed and maintained by the MDCPS /Water Treatment Department. The Contractor shall be responsible for furnishing and installing the chemical pot feeder, wells, taps, electrical service, the required piping connections and a sanitary floor drain to drain the pot feeder. The electrical services shall include a 120 Volt dedicated service to the water treatment system and a 120 Volt hookup to the solenoid for bleed purposes. In the chiller plant, the Contractor shall make provision to drain the pot feeder into a sanitary floor drain located in or under the pot feeder via an air gap. Verify that a 2 inch minimum air gap is provided on the pipe discharge into the floor drain. Discharge onto the floor slab or into the ground is **PROHIBITED**.

D. COOLING TOWERS

1. The water-cooled chillers are to be served by condenser water circulated through cooling duplex or multiple cooling towers. The designer shall select a tower(s) with capacity to serve the Office Tower water-cooled chillers plus the rejection heat of Heat Pumps and similar water cooled self-contained AC units that could be used for a Residential Tower.
2. Provide a stainless steel mechanical-draft, counterflow, vertical discharge, variable speed cooling tower with a stationary water distribution manifold, stainless steel hardware, a maximum of 0.005 percent drift loss of design GPM flow rate and capable of cooling water from 95 Degree Fdb to 85 Degree Fdb at an entering wet bulb temperature of 80 Degree Fwb. Cooling towers shall be factory CTI certified and provided with the manufacturer's performance guaranty.

Factory certification is preferred, but field certification by CTI certified personnel shall be acceptable.

3. Cooling towers shall be designed for variable speed through the use of a variable frequency drive motors.
4. Approved towers are the Evapco Series ICT-SST, American Cooling Tower ACF Series, Thermal-Care-Mayer Series FC and the BAC Ultralite. Approved gear driven towers are the Evapco Series USST, American Cooling Tower ACF Series, Marley NC Diamond Series and the BAC JE Premier Series.
5. Provision shall be made to drain the cooling tower overflow properly and in compliance with all codes.
6. Provide make-up water with approved backflow preventer.
7. The tower enclosure shall be provided with a hose bibb within the enclosure for maintenance purposes. Hose bibb shall be installed 30 inches above finished tower level.
8. PVC pipe shall be used only for the above ground condenser water connection to the cooling tower within the tower enclosure in lieu of black steel piping.

E. VENTILATION AND EXHAUST

1. All rooftop exhaust fans, air intake ventilators, etc. shall be designed and approved to sustain minimum 180 MPH hurricane force winds and shall require a Miami-Dade Product Approval Notice of Acceptance (NOA).
2. Individual toilet exhaust fans located in the same zone or in adjacent toilets shall be combined in order to minimize the number of exhaust fans in that.
3. Rooftop exhaust fan, install a roof curb having a minimum clearance of 18 inches above the finished roof. The roof curb shall be Model GPI as manufactured by Greenheck or approved equal. Minimize all roof penetrations at all times in order to prevent potential roof leaks.
4. The use of door undercuts on exterior doors to provide air makeup is **PROHIBITED**.
5. All toilet exhaust fans as well as interior area toilet exhaust fans shall be started and stopped by a single zone switch on the TAC-Andover Central H.O.A. Control Panel already dedicated to close the outside air damper of the AHU serving that zone. These areas shall be continuously exhausted during occupied periods. The low leakage outside air damper shall close one-half hour after classes end and remain closed during evenings, weekends and holidays when the building is unoccupied.
6. All exhaust fans shall be electrically interlocked to the AHU serving that zone so that the exhaust fan operates when the AHU is energized. The custodial closet shall be continuously exhausted during occupied periods and shutdown after custodial cleaning has been completed in the evening. The AHU low leakage outside air damper shall close one-half hour after classes end and remain closed during evenings, weekends and holidays when the building is unoccupied.
7. All electrical rooms **NOT** containing electrical transformers shall be provided with exhaust fans started and stopped by a wall mounted thermostat set at 85 Degree F. These rooms shall be continuously exhausted during occupied periods. Conditioned air in lieu of moist, laden outside air for air makeup requirements shall be provided from adjacent conditioned spaces or other similar rooms required to be exhausted to the exterior in accordance with ASHRAE Standard 62.1.

8. All exhaust fans, unless intended for Smoke Control, shall be designed to immediately shutdown upon activation of the building fire alarm system.
9. All exhaust fans, supply air fan, etc. shall be tagged and identified in a sequential numerical format with the building number first followed by the exhaust fan number, area served and the fan CFM such as EF-1-1/Toilet/50 CFM, EF-1-2/Janitor Closet/50 CFM, SF-1-1/Toilet/50 CFM, SF-1-2/Janitor Closet/50 CFM, etc. in accordance with the currently approved FBC - Mechanical, Section 503.3.

F. CHILLED AND CONDENSER WATER PIPING

1. The Contractor shall furnish the initial treatment of the chilled water system. Subsequent treatment of the chilled water system and all treatment of the condenser water system shall be furnished, installed and maintained by the MDCPS /Water Treatment Department. Chilled water and condenser water chemical treatment systems for chillers shall be furnished, installed and maintained by the MDCPS / Water Treatment Department,
2. Provision shall be made by the Contractor for furnishing and installing the chemical pot feeder, wells, taps, electrical service, the required piping connections and a floor drain to drain the pot feeder. The electrical services shall include a 120 Volt dedicated service to the water treatment system and a 120 Volt hookup to the solenoid for bleed purposes.
3. Only Schedule 40 black steel pipe with welded joints and dielectric fittings at points of connections to dissimilar metals shall be approved for the chilled water (CHW) and condenser water (CW) main piping. Above ground chilled water piping runouts to the individual AHU of sizes 2 inches and smaller may be Type "L" copper not to exceed 20 feet in length. Victaulic joint type piping shall only be approved for piping in mechanical rooms. Usage of PVC pipe for the chilled and condenser water piping is **PROHIBITED** with the sole exception of the above ground condenser water connection to the cooling tower which shall be PVC. Black steel pipe installed underground shall be coated with a bitumastic material or provided with a factory applied PVC coating.
4. For suspended piping from concrete decks, install drilled concrete anchor fasteners after concrete slab is placed and completely cured. Powder-actuated stud fasteners are **PROHIBITED**.
5. All constant air volume AHU chilled water coils shall be provided with 3-way, 2-position chilled water valves or pressure independent characterized control valves in order to maintain a wet coil so that dehumidification is performed at all times. Variable air volume AHU chilled water coils shall be provided with 2-way, modulating chilled water valves in addition to a 3-way, two position chilled water valve installed at the end of the loop to prevent pump dead heading.
6. Upon installation and after pressure testing, the chilled water and condenser water piping shall be flushed with water in order to remove sand and other foreign contaminants. It is **MANDATORY** that the pipe ends be temporarily sealed with plastic polyethylene sheeting and duct tape or capped and remain empty of any water after pressure testing until the final pipe connections are completed.
7. Underground chilled water and condenser water piping shall not be installed less than 36 inches below grade and shall be provided with expansion loops as necessary. A detail of the expansion loop with dimensions shall be shown on the plan.
8. The Contractor shall verify that all basket strainers installed on the chilled water piping can easily be accessed and that the basket strainers can be removed, cleaned and re-installed during the cleaning procedure.
9. Upon completion of the chilled water and condenser water piping installation and prior to insulating the basket strainers, the Contractor shall flush the piping systems with water in order to

remove sand and other foreign contaminants. The strainers shall be removed, cleaned and re-installed during this cleaning procedure. The chilled water and condenser water piping shall be chemically cleaned by the Contractor in order to remove mill slag, dirt, oil and/or other foreign contaminants. The strainers shall then be removed again, cleaned and reinstalled. Upon completion, the chilled water and condenser water piping shall be drained, flushed and a nitrite solution shall be applied to prevent pipe oxidation. The Contractor shall then contact the MDCPS/ Water Treatment Department, for verification of the water quality and strainer cleaning. Upon acceptance, the MDCPS/ Water Treatment Department shall furnish, install and maintain the water chemical treatment system.

10. Include on the plans and in the specifications that 125 PSI W.O.G. Mueller Model 91 AP or Nibco Model F-910 flanged silent check valves are preferred for the chilled water system.
11. When field-insulating the black steel chilled water piping and fittings in both the building interior and exterior spaces, two-piece pre-formed foam glass insulation such as Foamglas as manufactured by Pittsburgh Corning with VentureClad jacketing for above grade piping or Pittwrap CW jacketing for underground piping will be used. For exterior underground piping only, the use of factory pre-insulated polyurethane foam black steel pipe with extruded PVC or high density polyethylene jacket such as manufactured by Thermacor, Perma-Pipe, Rovanco, Thermal Pipe or Insul-Tec is approved. Fiberglass insulation will not be approved for chilled water piping.
12. Details of the underground chilled water and condenser water pipe anchors, sleeves and expansion loops or joints shall be shown on the plans.
13. The use of underground chilled or condenser water shutoff valves in valve boxes is **PROHIBITED** unless it is intended for a branch tap to a future building addition. Install the valves inside the building mechanical rooms in an accessible location and properly identified. A shutoff valve shall be installed on the vertical riser inside the room at approximately 5 feet AFF.
14. Valves for the chilled water system shall be required at each piece of HVAC equipment, branch tap, main riser and at other locations to allow system isolation and balancing and as follows:
 - a. Bronze body ball valves with stainless steel balls and stems for isolating and throttling duty in sizes up to 2-1/2 inches.
 - b. Bubble tight, ductile iron, lug body butterfly valves with EPDM seats and silicon bronze discs for isolating and throttling duty in sizes 3 inches and larger.
 - c. Ductile iron body plug valves for precision balancing applications.

G. ENERGY MANAGEMENT/SECURITY (EM/S) SYSTEM

1. The General Contractor shall be responsible for the installation of the Automatic Temperature Control (ATC) System. He shall retain an ATC Contractor specializing in application of automatic temperature control work with minimum five years documented experience.
2. The ATC shall be a Direct Digital Control (DDC) as manufactured by TAC-Andover Controls "Continuum", Johnson Controls "Metasys", Siemens, Honeywell or approved equal.
3. All AHUs, condenser water pumps, general purpose exhaust fans, toilet exhaust fans and outside air dampers shall be started and stopped by zone from a Central H.O.A. Control Panel. Should the installed ATC be manufactured by Johnson Controls (approved for building additions only), the panel shall be provided with separate, Hand-Off-Auto (H.O.A.) switches, zone status pilot lights and permanent engraved labels for each zone. In most cases, the ATC shall be as manufactured by TAC-Andover and the front panel shall be blank since the above functions shall be controlled by a desktop computer at the building and at the MDCPS /Energy Conservation & Utility Management Office located offsite. Each zone should not exceed a total of 20 HP connected fan motor load. The mechanical room outdoor air dampers and toilet exhaust fans shall be on one zone and separate from the AHUs. The HVAC equipment is to be

enabled and disabled by a single zone switch. All electrical wiring interface between the TAC-Andover EM/S system and the HVAC system will be done at the auto side of the H.O.A. switch for Start/Stop control.

4. The TAC-Andover EM/S system shall be capable of providing temperature control, maintenance logs, etc. through the use of space temperature and humidity sensors. Take note that temperature and humidity sensors shall also be provided on the building exterior to record the exterior ambient temperature and relative humidity.
5. Monitoring alarm and control points shall be provided for the proposed chiller. They shall include the following as a minimum:
 - a. Chiller ON/OFF Status.
 - b. Chilled Water Temperature Setpoint.
 - c. Evaporator and Condenser Water Flow Pressure Differential.
 - d. Compressor Status including Current Limiting Setpoint.
 - e. Evaporator Entering and Leaving Water Temperature.
 - f. Condenser Entering and Leaving Water Temperature.
 - g. Evaporator and Condenser Refrigerant Temperatures.
 - h. Condenser Refrigerant Pressure.
 - i. All Motor Bearing Temperatures.
 - j. All Motor Winding Temperatures.
 - k. Phase Current for Each Phase.
 - l. Diagnostic Status.

H. SMOKE CONTROL SYSTEM

1. The building is a High Rise per definition under the Florida Building Code and shall be provided with all the requirements of section 909 of the Florida Building code and referenced national and state standards.
2. A rational analysis supporting the types of smoke control system to be used, the method of operation, systems supporting them and methods of construction to be utilized shall be performed and submitted with the construction documents.
3. All elements of the system shall be powered by an approved standby power system conforming to section 403.4.8 and Chapter 27 of FBC.

ELECTRICAL ENGINEERING DESIGN CRITERIA

A. ELECTRICAL DESIGN CRITERIA REMARKS:

- A. The design/build team will provide electrical drawings inclusive of floor plans showing Lighting layout, circuits and switching, Power plans for receptacle locations and circuits relating to respective electrical panels.
- B. The design/build team will provide panel schedules indicating circuits relating to the floor plans with wire gauge and conduit sizes, circuit breakers, load for each panel, electrical riser diagram indicating the power company main service entrance, disconnect switches, electrical panels and equipment layout of electrical rooms in the buildings.
- C. The design/build team will provide communication plans with TV, Data and Telephone outlet locations, riser diagrams showing distribution of conduit and wiring throughout.
 1. Coordinate all electrical service requirement with utility company (FPL), design to provide accessible main utility vault at lower level; design to include distributed and stacked utility vaults at different levels based on actual design and load requirement, voltage configurations to be selected based on load served. Typical voltage system configurations are, 480/277V, 3PH, 4W and 120/208V, 3PH, 4W.
 2. Design to include an accessible main electrical room at lower level for all normal power switchboards and panelboards; design to include distributed and stacked electrical rooms at different levels based on actual design and load requirement.
 3. Design to include distributed and stacked telecommunication/TV rooms at different levels based on actual design and system requirement.
 4. Design to include a stand-by emergency generator system to provide a secondary means of power for all life safety elements on the design, Fire Alarm System, In-Building RF Radio Coverage System, Smoke Evacuation System, selected elevators, and any other emergency system added during the design stage.
 5. Design to include dedicated electrical room at lower level for all emergency power automatic transfer switches, switchboards and panelboards; design to include distributed and stacked electrical rooms or closets at different levels based on actual design and load requirement to assure the survivability of the emergency systems.
 6. Design to include the Generator on site fuel storage, protected indoor by building structure or outdoor but enclosed to meet local wind loading and missile impact requirements.
 7. Design to include a dedicated accessible room to be used as fire command center at lower level to include FACP, FA Voice Evacuation Panels, smoke evacuation controls, Emergency Generator remote panels and any other emergency control system.
 8. Design to include a Fire Alarm System with Voice Annunciation/Notification. Providing an Audio/Microphone module at each main entrance due to the multiuse of this building. Installation of equipment and wiring shall be done to assure the survivability of the system as per NFPA 72.
 9. Design to include CO Control on enclosed parking garages based on design ventilation requirement.
 10. Exterior Illumination to be night time friendly (Dark sky).

11. If an energy management is included, provide dedicate space as required.
12. Design to include an In-Building RF Radio Coverage System as per NFPA 72.
13. Electrical Loadcenters are only allowed in residential units if final design include this type of occupancy, for the rest of the installation, panelboards with bolt-on breakers are required.

B. FIRE ALARM SYSTEM:

The design/build team will provide drawings for fire alarm systems where required by code inclusive of floor plans showing pull stations, horn or voice communication devices, strobes, smoke detectors, wiring diagrams and fire alarm riser, symbol legend with manufacturer catalog numbers, battery calculations and fire alarm notes for permit and construction. The contractor will be required to provide his own shop drawings signed and sealed by a Florida registered engineer as required for permits.

C. GENERAL

1. Provide all security, walkway, plaza, and parking lot lighting necessitated by the project. Such exterior lighting shall utilize down-lighting techniques and produce lighting power densities 20% below those defined in ASHRAE/IESNA Standard 90.1-2004, Exterior Lighting Section.
2. New exterior lighting installations should be in character with the architecture and its surroundings. Attention shall be given to established historic districts or buildings.
3. Do not use conventional incandescent lighting. For small surface lights, track lights, and recessed cans, CFL's or replaceable LED's are preferred. Halogen bulbs may be used, particularly where dimming is required, if suitable fixtures with the preferred lamps are unavailable.
4. For energy conservation and light pollution reduction, non-essential exterior lighting (landscape and architectural) shall be kept to a minimum and in no instance exceed 50% of the lighting power densities defined by AHRAE/IESNA 90.1-2004, Exterior Lighting Section.
5. All exterior lighting shall be weatherproof. For example, if fixtures are provided with an individual photocell receptacle, and the lights are controlled by another device (other than a photocell), a "dummy" photocell shall be installed to weatherproof the fixture.
6. All fuses shall be GLR type. Not in-line style.
7. Interior lighting shall be designed so that direct beam illumination from interior luminaries remains within the building.

D. EXTERIOR LIGHTING

1. GENERAL PROVISIONS – LAMP AND LUMINAIRE TYPE:
Exterior lighting shall LED, except where other provisions apply. Exterior lighting including security lighting, shall be cut-off fixtures and shall document that no more than five percent of the total designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or

higher from nadir (straight down). Luminaires shall be selected and designed to prevent visibility of the light source. Sag lenses, convex lenses and drop lenses are prohibited. Luminaires, including wall-mounted fixtures, shall not be tilted but shall be installed at 90 degrees horizontal. Exterior lighting fixtures should be approved by the International Dark Sky

2. FIXTURES: All fixtures shall be identified inside of hand hole cover with name of fixture, manufacturer, and model number. All new light poles shall receive a number assigned by MDCPS and installed by contractor.
3. Core Parking Lots and Streets:
 - a.) Type: Fixture shall be post-top acorn globe style. Where used in roadway medians and internal parking lot medians, the fixture shall be a twin arm post-top acorn globe style.
 - b.) Use: Core parking lots and streets (see Drawing 16500-A).
 - c.) Manufacturer: Moldcast, King, Antique, Sun Valley
 - d.) Model: Moldcast- Federal Globe FGL Series
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 - e.) Luminaire: Optical system shall provide reduced glare greater than 75 degrees above vertical and contain an internal multi-tiered reflector elements. Globe shall be non-yellowing, patterned clear acrylic with minimum 3 year warranty against yellowing. Luminaire dimensions; 16 inches diameter by 41 inches high (nominal).
 - f.) Lamp: 150 - 250 watt clear metal halide, pulse-start. Comparable induction, LED, High Intensity Fluorescent or other energy efficient technology that provides similar white light quality and meets MDCPS illumination standards is encouraged and may be acceptable pending justification by the design professional and approval during the design phase.
 - g.) Pole: The pole shall be extruded aluminum upper shaft welded to a cast aluminum decorative base. Mounting height shall be 14'. Posts are to be 4 inch (minimum), smooth, round cross-section and straight shaft. Pole base shall be Moldcast type DB1.

Pole for post top twin-arm installations shall be 5 inch (minimum), smooth, round cross-section and straight shaft. Poles shall be Moldcast type DB2. Twin-arm mounts are to be Antique WTA28 series.
 - h.) Finish: Premium abrasion and fade resistant black polyester powder coat.
 - i.) Comments: To reduce light spillage and improve light distribution, optical systems may be adapted with light deflection devices provided that the device allows nighttime visibility of the entire luminaire rather than making the upper portion appear dark. Such a device may include the Moldcast Dark Skies Shield or Moldcast House Shield.
4. General Walkways and Plazas:
 - a.) Type: Round cutoff, post top.
 - b.) Use: Walkways and plazas beyond the core area (see Drawing 16500-A).
 - c.) Manufacturer: Kim, Gardco with Type III distribution.
 - d.) Model: Kim CCS Series, Gardco – CP Series

- e.) Luminaire: Fixture shall have round shape, flat top, with flat, tempered glass lens in a hinged aluminum frame. Housing material shall be spun aluminum with all welds and fasteners concealed. Optical system is to be 90 degrees rotatable, segmented aluminum reflector, electrochemically brightened and sealed. Luminaire dimensions; 17 inches in diameter and 8 inches in height (nominal).
- f.) Lamp: 85-150 watt clear metal halide, pulse-start. Comparable induction, LED, High Intensity Fluorescent or other energy efficient technology that provides similar white light quality and meets illumination standards is encouraged and may be acceptable pending justification by the design professional and approval during the design phase.
- g.) Pole: Pole height; maximum 16 feet. Pole shall be extruded aluminum, black, with round cross-section, straight shaft, smooth and 4 inch (minimum) in diameter.
- h.) Finish: Premium abrasion and fade resistant black polyester powdercoat. illumination standards is encouraged and may be acceptable pending justification by the design professional and approval during the design phase.
- g.) Finish: Premium abrasion and fade resistant black or dark bronze polyester powdercoat. As selected by design team and approved by MDCPS.

E. LIGHT LEVELS - ILLUMINANCE AND UNIFORMITY RATIO:

Lighting shall provide security and comfort to night time users. The lighting shall be uniform and of a high quality, which the human eye can efficiently use. Careful design is required to address the issues of glare, light trespass, and light pollution while providing adequate and efficient lighting. The following lighting standards table provides fixture and illumination requirements to be applied in different settings based on IESNA standard applications. If IESNA adopts revised standards for these applications, the latest version of IESNA standards will apply.

1. Design Areas and Spill Light
 - a.) At the initial design phase, the light fixture category and design area shall be identified. The lighting design area shall be confirmed with the project manager to be used for illumination standards and LEED site evaluation.
 - b.) The lighting design area shall consider adjacent areas and their relation to illumination within the project site. Spill light (e.g. light that falls outside the project site where the luminaire is installed) shall be evaluated in the context of adjacent areas. Project sites adjacent to built areas must ensure that illumination on the project periphery provides an acceptable transition or uniformity to illumination levels in adjacent areas.
 - c.) Lighting applications in "green areas" (i.e. lawns, softscapes) should assume that the design area includes only the walkways and plazas within the "green area" unless otherwise directed by the project manager.
 - e.) Isolated Sites and Locations Away from Building: Exterior luminaries, including all site and wall-mounted fixtures, shall produce no more than 0.20 horizontal and vertical foot-candles at the LEED site perimeter and 0.01 horizontal foot-candles 15 feet outside of the LEED site ("LEED site" identified by the project manager and design team for the purposes of certification from U.S. Green Building Council's Leadership in Energy and Environmental Design.)

2. Other Applications:

- a.) Special attention should be given to illumination levels at bicycle parking facilities, crosswalks and bus stops on night routes to ensure visibility, security, and uniformity. Illuminance at these locations should be consistent with that achieved in the surrounding area, whether it be a parking lot, building entry, sidewalk or road edge.
- b.) Energy efficient technology, such as induction, LED, and High Intensity Fluorescent is encouraged in these "other" applications if the fixture provides similar white light quality and adequate illumination, pending justification by the design professional and approval during the design phase.

3. Uniformity

All exterior lighting applications shall provide a maximum 4:1 average-to-minimum uniformity ratio unless IESNA standards require a different uniformity ratio specific to

a

certain application. When a uniformity ratio is specified by IESNA, that ratio shall prevail.

F. FIXTURE MOUNTING:

Fixtures shall be fastened with galvanized hardware through cast holes. Field cut holes are not acceptable. All hardware shall be made of non-rusting, non-corroding material.

G. GROUNDING:

Steel and aluminum poles shall have all conductive metal parts bonded together and connected to an equipment-grounding conductor, and connected to the fixture at the top. Also connect to the branch circuit equipment-grounding conductor and to a ground rod at the bottom of each pole.

H. TIME CLOCKS:

- 1. All time clocks shall have a snap-out timing mechanism, such as with a Tork 1103.
- 2. For the Health Science, a digital clock with battery or capacitor back-up may be acceptable.

I. INTERIOR LIGHTING:

- A. **FIXTURES:** The project lighting designer/electrical engineer shall select the appropriate fixtures for the project. Selections shall be presented to the MDCPS Project Manager early in the design phase for review. It is the Building's goal to reduce electrical energy consumption while providing pleasing, sufficiently lit spaces. For example, consider reducing the average maintained foot-candle (fc) level in offices and provide task lighting. This reduces building energy consumption while providing individual occupants with lighting control, both of which contribute to LEED points. Consider the use of high efficiency fixtures with T5 lamps. One of the benefits of using this type of fixture is the potential to reduce the total quantity of fixtures needed to light a space and increase the spacing between the fixtures (as compared to T8 fixtures). Engineering judgment shall be used as every space has many variables to be considered in lighting design. T5HO lamps shall only be used in fixtures that reduce glare by using indirect or

diffuse optics. Consider the use of occupancy sensors and daylight harvesting (see control section).

1. Traditional, Flush-Lensed Fixture; Lithonia 2GT8 32 RW A12 LG GEB (See Ballast Specification). Or equal by Day-Brite, Williams, Metalux, Columbia, Lithonia.
2. Parabolic Troffer; Large Cell, 3" Deep, Semi-Specular Silver Finish; Lithonia 2PM3N G (A, B, H) (2, 3, 4) 32 16 (120,277) GEB (See Ballast Section). The brackets "()" around the preceding numbers indicate options. Or equal by Day-Brite, Williams, Metalux, Columbia.
3. High Efficiency, Recessed Fixture; Day-Brite SofTrace 2ST-G-228-D-EB95 (See Ballast Section). Or equal by Lithonia (RT5 series), Williams (HET series), Columbia (E-POC series).
4. Round, Recessed Downlights; 18W, 26W, 32W & 42W compact fluorescent downlights.
5. Miscellaneous fluorescent fixtures (suspended linear indirect, wrap-around, surface mounted, industrial, etc.) shall utilize T8 or T5 lamps with electronic ballasts.
6. When fixtures contain lamps which are ballast fed, comply with the following: a. For small rooms or rooms with small quantities of fixtures, the fixtures are to be considered as stand alone. Each fixture shall contain one ballast for lamps, or two ballasts for inboard/outboard switching.
7. Where large rooms require (large) quantities of fixtures, continuous rows of lighting may have tandem wiring for energy efficiency. In these instances, one ballast may be used for no more than two fixtures, or one ballast may be used per fixture for inboard/outboard switching.
8. Design the lighting for the application. (It is more practical to design the room with the exact lighting requirements, rather than over designing the lighting level and trying to obtain energy savings by having occupants control lighting levels by switching off lamps.) Inboard/outboard switching should be used only where two lighting levels are required by application (computer lighting, etc.). Provide the minimum number of ballasts possible for the application, following the requirements above.
9. If tandem wiring is utilized, the circuiting should be indicated on the fixtures (e.g. blue dots and red dots stickers to indicate from floor level below that these fixtures are wired together) and on the conduit with labels. Labeling shall be provided on tandem wired fixtures to indicate wiring on interconnected fixtures, particularly for the routing of switch legs.

J. LAMPS:

1. Lamps shall be: a) T8: rapid start, low mercury, 32W, 48", 2900 initial lumens, CRI 85 (minimum), 4100k, rated avg. life 30,000 hours at 3 hours/start, 35,000 hours at 12 hours/start.
 - a.) T5: rapid start, low mercury, 28W, 45.2", 5000 initial lumens, CRI 85 (minimum), 4100k, rated avg. life 20,000 hours at 3 hours/start.

- b.) T5HO: rapid start, low mercury, 54W, 45.2", 5000 initial lumens, CRI 85 (minimum), 4100K, rated avg. life 30,000 hours at 3 hours/start, 35,000 hours at 12 hours/start.
 - c.) Compact Fluorescent: rapid start, low mercury, PLT 4-pin, 18/26/32/42W, 1200/1800/2400/3200 initial lumens respectively, CRI 82 (minimum), 4100K, rated avg. life 12,000 hours at 3 hours/start.
2. Acceptable Manufacturers: Sylvania, Phillips, GE
 3. Disposal: Lamps shall be legally disposed of at Constructor's expense during renovation projects. Contact EH&S for additional information.

K. BALLASTS:

1. Ballasts shall be electronic, high frequency (at least 20 kHz).
2. Ballasts shall be UL listed (Class P) with a Class A sound rating.
3. Ballasts shall produce less than 10 percent Total Harmonic Distortion (THD) in the input current waveform and shall operate at a power factor of at least 90%.
4. Two, three, and four lamp ballasts are acceptable.
5. Qualifying manufacturers shall have been manufacturing electronic fluorescent ballasts for a minimum of five years with a satisfactory performance record. Ballasts shall be warranted by the manufacturer for a minimum of three years.
6. Acceptable Manufacturers: Advance Transformer Company, Sylvania, GE.
7. PCB Ballast Disposal: Unless existing ballasts are labeled to indicate no PCB's, assume they contain PCB's; and they shall be legally disposed of at the constructor's expense. Contact EH&S Hazardous Materials Disposal Department at (352) 392-8400.
8. Remote Ballasts: If a ballast cannot be reached by a standard 8-foot stepladder, or it weighs more than 20 lbs., the ballast must be remote mounted and placed in an accessible location unless approved otherwise. (Verify use and location(s) of remote mounting with maintenance entity during design and construction process.)

L. EGRESS (EMERGENCY ESCAPE PATH) LIGHTING:

Egress (Emergency Escape Path) lighting shall be provided for a minimum of ninety minutes after a power failure. Check with the facilities personnel to determine best practice for the installation location and for the amount of available power. Provide emergency power per one (or more) of the following methods, in descending order of preference:

1. Connect fixtures to emergency power provided from a generator fed system (preferred at HSC).
2. Power selected lamps with emergency battery packs in fluorescent fixtures.
3. Provide dedicated incandescent fixtures with maintenance free battery packs.
4. Push test buttons: For maintenance purposes, when push test buttons are installed and they cannot be reached by a standard 8 foot step ladder, the push to test switches shall be located at typical wall switch height.

M. EXIT LIGHTING:

1. GENERAL:
Provide exit lights with battery backup and charger.
2. TYPE:
Exit lights shall be Photo luminescent type or Light Emitting Diodes (LEDs) with red lettering and a minimum 5-year warranty on fixture, batteries and lights. For minor renovations, matching existing fixtures are acceptable.

N. ACCEPTABLE MANUFACTURERS:

Trace, Dual-Lite, Prescolite, Evenlight, GE, Firefly

O. EXIT SIGNS:

All exit signs shall remain on continuously and shall not be switched.

P. CONTROL EXTERIOR:

1. All security lighting shall have photo-cell and timer control; parking lot, architectural, and other lighting, which may not need to be on all night shall have combination photo-cell and timer control. Time control shall be provided by the building EMCS if present. 2. Building and parking lot lights shall be separately controlled. 3. Lighting in the perimeter zones of multi-level parking garages shall be wired and controlled separately, to stay off when there is sufficient daylight.

Q. CONTROLS INTERIOR:

1. All interior lighting, excluding emergency lighting, shall be automatically controlled. Interior lighting is to be programmed to turn off after normal occupancy hours and equipped with a manual override for after-hour use. Consideration shall be given to the full range of lighting control options including occupancy sensors, dual level control, automatic sweep timers and separate switching of daylight zones.
2. Occupancy sensors are required on all classrooms, computer labs, teaching labs, and auditoriums. Sensor location must be considered based upon the size of the room and the installation requirements. Preferred method is to provide ceiling mounted or overhead occupancy sensors for large rooms.
3. Low voltage controls shall be considered. Low voltage controls may provide reduced installation costs and improved flexibility for future changes in switching configurations and control methods.
4. Automatic sensors: For maintenance purposes, when automatic sensors are used it is preferred that they be located at the wall switch rather than the ceiling, provided furniture does not block the view of any occupants in the room.
5. When building level lighting control is used, the system control shall support all protocols (BACnet, LON, etc.) or be stand alone with IP access. All programming code and necessary dedicated workstations with software will be provided to PPD and/or the end user as appropriate.
6. In the absence of special user needs such as lighting control

systems for performing arts spaces, lighting for auditoriums and classrooms larger than 75 seats shall be directly controllable by A/V control system interfaces and be BACnet compatible. In the event the system chosen integrates the A/V and lighting control functions in one unit, maintenance of the lighting component shall become the October 2015 260900 Instrumentation and Control For Electrical Systems Design and Construction Standards Page 1 of 2 responsibility of the same resources that maintain the A/V system. Permanently labeled zone and scene push-button lighting controls will be provided at appropriate locations, including the instructor location, with the capability of adding additional button or touch-screen control interfaces as needed by the end-user.

