



REQUEST FOR INFORMATION (RFI) No. 7

Market Research for the Operation of Retail Space at Gran Via Apartments- Space “B”

1. INTRODUCTION

Miami-Dade County, as represented by the Miami Public Housing and Community Development (“Department”), is requesting information from sufficiently financed organization(s), business(es), firm(s), individual(s) (“Respondents”) with proven expertise and experience for the operation of retail space at the Gran Via Apartments-Retail Space “B” located at 12700 SW 8th Street, Miami, Florida 33184 (see attached site plan).

2. PURPOSE

Responses to this RFI will assist the County to understand the level of interest and feasibility of operating the Retail Space-Space B that would best meet the needs of the 152 elderly and disabled residents of Gran Via Apartments, the surrounding communities, and allow for the most effective use of the 1,300 square feet.

3. PROJECT BACKGROUND

This Request for Information (RFI) is being issued to establish criteria for the operation of the retail space at the Gran Via Apartments-Retail Space “B” located at 12700 SW 8th Street, Miami, Florida 33184. This five-story building with 104 units for 152 elderly residents. The residents at this development are of low income and received restricted rental units through Miami-Dade County’s Public Housing and Community Development Affordable Housing Programs.

4. PHYSICAL SITE

The Gran Via Apartments Building is identify by Tax Folio No. 30-4902-000-0062, and the legal description can be found in the Public Records of Miami Dade County, Florida. The Retail Space “B” has approximately 1,300 square feet of space and it is located at the ground floor of south-east end of building. Retail Space “B” includes a bathroom, one utility closet with water heater, and four assigned parking spaces.

5. RESPONSE CONSIDERATIONS

The Respondent shall operate the retail space in conformance with applicable federal, state, and local laws, acts, ordinances, and regulations; shall have and maintain all necessary licenses and permits; and shall pay all applicable fees required.

The Respondent shall compensate the County at an anticipated Minimum Fair Market Monthly Rent. The Minimum Monthly Rent is payable by the first of the month, without advance billing, and any excess portion attributed to Annual Gross Revenue, when applicable, is payable within 30 days after the end of each lease year to the County through the Director of the Miami-Dade Public Housing and Community Development or designee, for the use and occupancy of said space.

The Respondent shall pay for of the utilities services such as alarm/security, cable, electricity, internet, water, waste disposal, etc. undertaken by the awarded contractor shall be at their expense. A security of three monthly rent payment shall be required redeemable at the end of the lease agreement.

The Respondent shall use the Premises only for the use permitted. Any unapproved services or items shall be discontinued immediately. The Respondent shall conduct its business at all times in accordance with the terms established in the lease agreement.

The Retail Space (the “Premises”) extends to the interior faces of all exterior walls and the centerline of walls between the Premises and the Common Areas and Public Areas of the County’s Gran Via Apartments, but reserving and excepting to the County the use of the exterior faces of the exterior walls and the space between the lower surface of the floor slab of any higher floor and the finished ceilings of the Premises; the right to install, maintain, use, repair and replace pipes, ducts, conduits and wires leading through the selected Respondent’s Premises in locations which will not substantially interfere with the selected Respondent’s use thereof.

The Respondent would be responsible for routine maintenance and repair work required to the interior of the Premises and other ADA (Americans with Disabilities Act) code requirements at no cost to the County. Alterations, additions or changes to the interior must be approved in advance by the County, be done by licensed and insured workers, and in accordance with local building codes, at no cost to the County.

The County desires to receive responses to the attached Questionnaire by the date indicated therein. All expenses involved with the preparation and submission of responses to the County, or any work performed in connection to therewith, shall be borne by the Respondent. Depending on the responses received, the County may, among other things, issue a solicitation to select an experience and capable entity for the operation of the retail space (Space “B”). Respondents are hereby notified all information submitted as part of, or in support of, this RFI will be available for public inspection in compliance with Chapter 119, Florida Statutes, popularly known as the “Public Record Law”. Accordingly, do not submit any information in response to this RFI which the Respondent considers to be a trade secret, proprietary or confidential, or which violates any intellectual rights of a third party.

6. RESPONSE

In response to this RFI, please complete and return the attached Questionnaire as specified therein.

7. ATTACHMENTS:

- **Questionnaire**
- **Site Plan**

**Market Research for the Operation of Retail Space at Gran Via Apartments-Retail Space,
Space “B” Questionnaire**

Submit Response by Friday, November 27th, 2017, 5:00 PM via E-mail to the County contact:

Norma Fernandez, PHCD Procurement Contracting Officer
Public Housing and Community Development
E-mail Address: normaf@miamidade.gov
Telephone: (786) 469-4170

All inquiries regarding this Request for Information (RFI) should be sent to the Public Housing and Community Development (PHCD) contact person indicate above. Potential Respondents may request this Questionnaire in a Word format for ease of completion by sending their request to the above e-mail address.

Respondent Interest and Experience

1. Would Respondent be interested in making a future proposal to PHCD to operate the Retail Space, Space “B” at Gran Via Apartments?
2. What experience does Respondent have in operating similar space(s)? Briefly describe the involvement in the operation of the space(s) and when commenced and finished.

Respondent Requirements

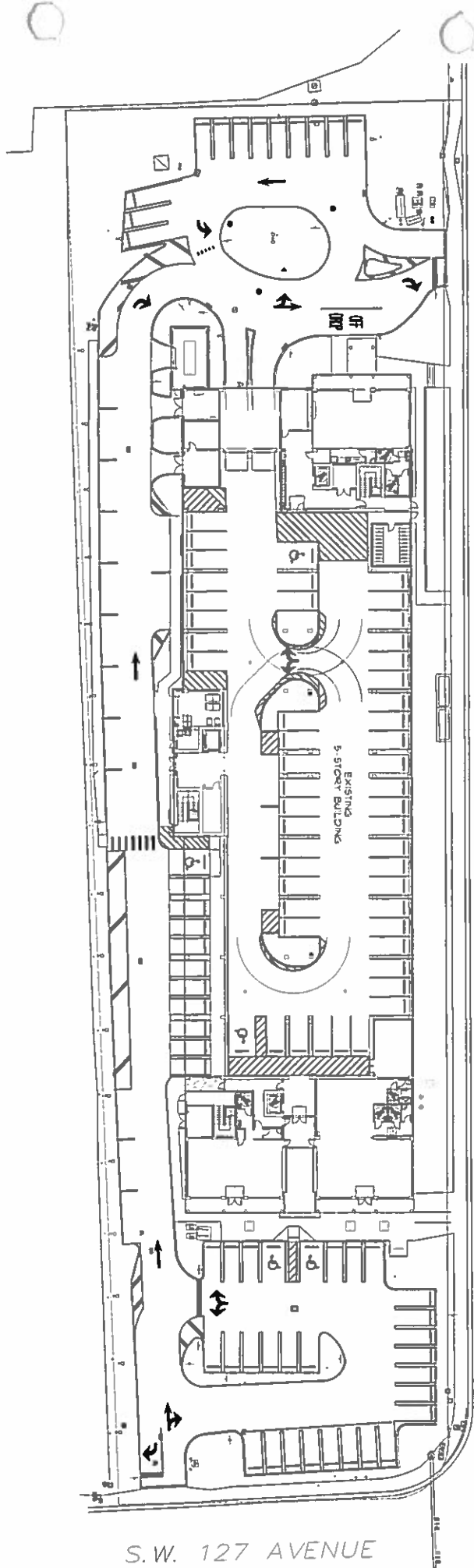
3. What type of financing would Respondent use and/or need to make the improvements to the Premises to adequate it to the business needs?
4. What would the Respondent consider to be desired minimum term for the Lease Agreement?

Recommendations for PHCD Solicitation

5. What does Respondent consider to be the best use for this retail space (i.e., retail space, commercial office, community service, medical office, other) Please provide details how this space can support this type of business.
6. What incentives could PHCD offer to attract qualified Respondents to this space?
7. What would discourage Respondent from participating in a future competition for the operation of this space?

Alternatives

8. What alternatives ideas for a future solicitation in the operation of this retail space does Respondent want to share with PHCD?



S. W. 8 STREET

S. W. 127 AVENUE