



September 25, 2008

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- Public Works
- Safe Neighborhood Parks
- Seaport
- Solid Waste Management
- Strategic Business Management
- Team Metro
- Transit
- Task Force on Urban Economic Revitalization
- Vizcaya Museum And Gardens
- Water & Sewer

All Responding Vendors (See Distribution List)

SUBJECT: 8761-2/28, Lease – Banking Facility (SPCC)

Dear Vendors:

Evaluation of bids tendered in response to the above cited solicitation has been completed. The County Manager or designee has recommended award as shown in the attached document.

This notice is provided in accordance with Section 1.12 of the solicitation and Section 2-8.4 of the Code of Miami-Dade County. Our provision of this notice also serves to confirm the lifting of the Cone of Silence from this procurement action as dictated by Section 2-11.1(t) of the County Code.

We appreciate the participation of all vendors who responded to the subject action. If you have any questions please contact me at 305-375-1291; email – [kmra@miamidade.gov](mailto:kmra@miamidade.gov).

Sincerely,

MIAMI-DADE COUNTY, FLORIDA

Km! Ra, CPPO, CPPB, C.P.M.  
Senior Procurement Contracting Agent

Distribution List:

City National Bank of Florida  
Dade County Federal Credit Union  
Wachovia Bank, N.A.

Attachment:

County Manager Award Recommendation

C:

Clerk of the Board  
Bid File

*Delivering Excellence Every Day*

# Memorandum



**Date:**

**To:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

**From:** George M. Burgess  
County Manager

**Subject:** Award of Contract No. 8761-2/28: Lease – Banking Facility (SPCC)

## RECOMMENDATION

It is recommended that the County Manager award this revenue-generating contract and lease agreement to City National Bank of Florida for the lease and operation of a banking facility at the Stephen P. Clark Center (SPCC), 111 NW 1<sup>st</sup> Street, Miami, Florida.

**CONTRACT NO:** 8761-2/28  
**TITLE:** Lease of a Banking Facility at the SPCC  
**APPROVAL TO ADVERTISE:** July 21, 2008  
**TERM:** 10 years with two five-year, options-to-renew  
**ESTIMATED REVENUE:** \$693,550 for the initial ten-year term

If the County chooses to exercise the two, five-year options-to-renew, the total estimated revenue will be \$1,387,100.

**USING/MANAGING  
AGENCY AND FUNDING  
SOURCE:**

Department	Allocation	Funding Source
GSA	*\$693,550	*Revenue Generating Contract

**PREVIOUS CONTRACT  
ALLOCATION:**

The County earns \$57,618 per year from the current lease agreement.

**METHOD OF AWARD:**

Award of this contract will be made to the responsive and responsible bidder who offers the highest minimum annual rental.

**VENDOR RECOMMENDED  
FOR AWARD:**

Vendor	Address	Principal
City National Bank of Florida (Local vendor)	25 West Flagler Street Miami, Florida 33130	Thomas B. Brady

**VENDORS NOT RECOMMENDED  
FOR AWARD:**

Dade County Federal Credit Union  
(Lower revenue offer)

Wachovia Bank, N.A.  
(No Bid)

**CONTRACT MEASURES:**

None. This is a revenue-generating contract and lease agreement.

**LIVING WAGE:**

The services being provided are not covered under the Living Wage Ordinance.

**USER ACCESS PROGRAM:**

Not applicable.

**LOCAL PREFERENCE:**

Applied in accordance with the Ordinance.

**COMPLIANCE DATA:**

There are no compliance issues.

**PERFORMANCE DATA:**

There are no performance issues.

**PROJECT MANAGER(S):**

Km! Ra, Department of Procurement Management

Victoria Johnson, General Services Administration,  
Real Estate Division

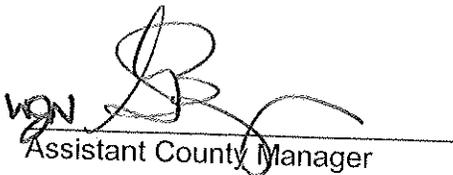
**ESTIMATED CONTRACT  
COMMENCEMENT DATE:**

Upon approval by the County Manager

**BACKGROUND**

This is a revenue-generating contract and lease agreement recommended for award to the vendor who offers the highest minimum annual rental. Three vendors submitted offers. This includes Wachovia Bank, N.A., that submitted a "No Bid" via email prior to the bid-opening deadline.

The current lease agreement with City National Bank, the incumbent vendor, earns the County \$57,618 per year. This contract lease agreement will earn the County \$69,355 per year for an initial term of ten years, payable in monthly installments.

  
Assistant County Manager