



Project Development Team:
 Developer: **FDR Miami Hotel LLC**

Design Team:

Architect: **Arquitectonica Global, LLC**
 Assoc Architect: **Perez & Perez Architects Planners, Inc.**
 Landscape Architect: **Arquitectonica GEO Corporation**
 Structural Engineer: **Bliss & Nyitray, Inc.**
 MEP-FP Engineer: **HNGS**
 Code Consultant: **SLS, LLC**
 Sustainability Consultant: **SEQUIL Systems, Inc.**

Construction Team:

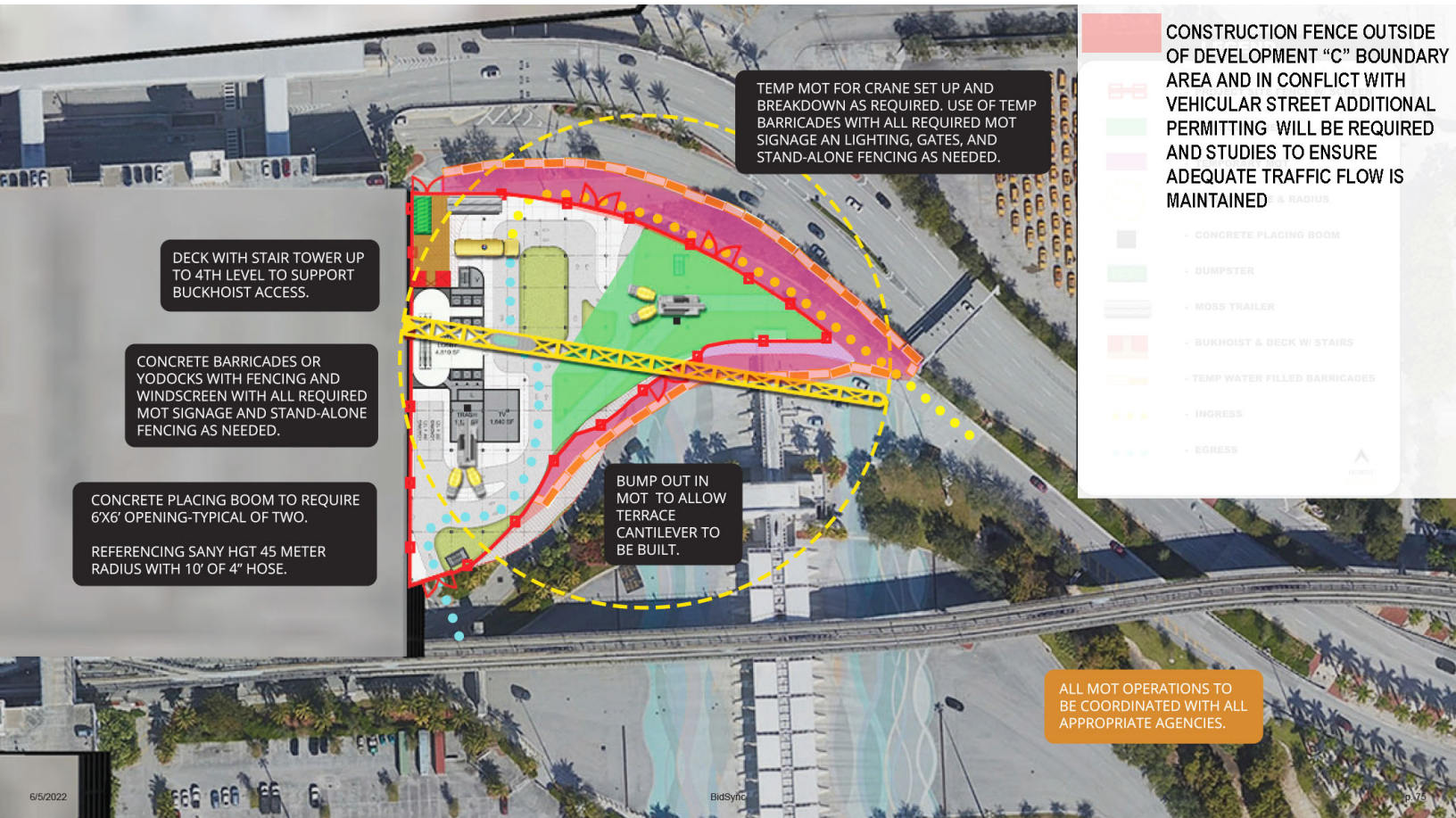
General Contractor: **MOSS & Associates, LLC**

CATEGORY:	DESCRIPTION:	ADDRESSED	NOT ADDRESSED	REMARKS
VOLUME B	TECHNICAL APPROACH			
B-1	PROJECT MANAGEMENT			
B-1-1	Overall Management and Communication	X		Refer to Page 113 of Respose to RFP
B-1-2	Key Personnel Management Structure	X		Refer to Page 187 of Respose to RFP
B-2	PROJECT SCHEDULE			
B-2-c	DESIGN & PERMITTING	X		Design Period Commencing on November 2022 to August 2024. Refer to Page 117 of Response to RFP
B-2-d	CONSTRUCTION	X		Construction Period June 2024 to September 2026. Refer to Page 117 of Response to RFP
B-4	TRAFFIC FLOW AND PARKING			
B-4-2	Design and Construction Vehicle Traffic Flow	X		Due to the nature of the project, areas beyond site boundaries may be utilized temporarily during construction. However, coordination with MDAD and MIA Landside Operations should take place to finalize MOT. Refer to enclosed Exhibit 1.
B-4-3	Hotel Operation Vehicle Traffic Flow	X		Proposed flow on Page 38 posses traffic conflicts exiting the hotel. Refer to enclosed Exhibit 2.
B-4-4	Pedestrian Traffic Flow	X		Pedestrian access crossing the Easement. Refer to enclosed Exhibit 3.
	Pedestrian Bridge to Terminal	X		Coordinate with MDAD that the final connection point with North Terminal meets the requirements of the Airport.
VOLUME C	HOTEL DESIGN/CHARACTERISTICS/AMENITIES			
C-1	DESIGN APPROACH			
C-1-1	Unique Aspects	X		It is a Westin. Refer to 'Unique Aspects Narrative' on Page 137 for information.
C-1-2	Design Objectives and Principles	X		451 key hotel Met design objectives
C-1-3	Program and Square Footage	X		Total Guestroom Area - 217,799 SF Total Hotel Keys - 451 vs. 350 required Interior Amenities Area - 20,756 SF Exterior Amenities Area - 28,006 SF Assembly for Business (Meeting Rooms and Ballrooms) - 31,928 SF vs. 25,000 required Administrative Offices - 2,320 SF Service and Support Area - 32,263 SF Retail Space - 1,018 SF Pedestrian Bridge connecting to MIA Terminal D
C-1-4	Design Integration	X		On Page 143
C-1-5	Design Planning	X		Follows MDAD design guidelines and protocols.
	Guestroom Sizes & Mix	X		Typical Room - 384 Rooms - 360 SF/Room Suite - 59 Rooms - 1,190 SF/Room (Average) Corporate Suite - 8 Rooms - 740 SF/Room
	Building Height	X		160 Feet maximum building height limit per MDAD.
	Design Eligibility with 4-star (Upper Upscale)	X		WESTIN Flag
	Set Backs	X		Design meets required site boundaries and set back lines
C-1-6	Innovation	X		Proposed Innovation items for technology are: Touchless Smartphone Door Lock System. Smart and Interactive Screens as TVs. Phone App Communications System. State-of-the-Art Event Production and Audio Visual Services.
C-1-7	Energy Efficiency	X		Offered LEED Gold certification. SEQUIL is their independent Sustainability Consultant for the project. LEED Scorecard is in on Page 278 of the RFI response. Anticipated Points - 61 in lieu of 62 points Probable Points - 43 in lieu of 44 points Total Possible Points - 104 in lieu of 110 points
C-2	VIEWS AND SITE			
C-2-1	Site Boundaries	X		Addressed on the RFP response, Pages 37 to 42. Refer to enclosed Exhibit 4.
	Site Easements	X		Addressed on the RFP response, Pages 37 to 42. Refer to enclosed Exhibit 4.
C-2-2	Perspectives	X		Refer to the RFP response on Pages 68 to 72.
C-2-3	Project Site Plans	X		Refer to the RFP response on Pages 14 to 25.
C-2-4	Elevations	X		Refer to the RFP response on Pages 28 to 35.
C-2-5	Flow	X		Refer to Section B-4 of the RFP response on Pages 120 to 127.
C-3	FINISHES			
	Hospitality Finishes	X		Finishes follow Westin Standards



M.O.T. GROUND FLOOR LEVEL

exhibit 1



6/5/2022

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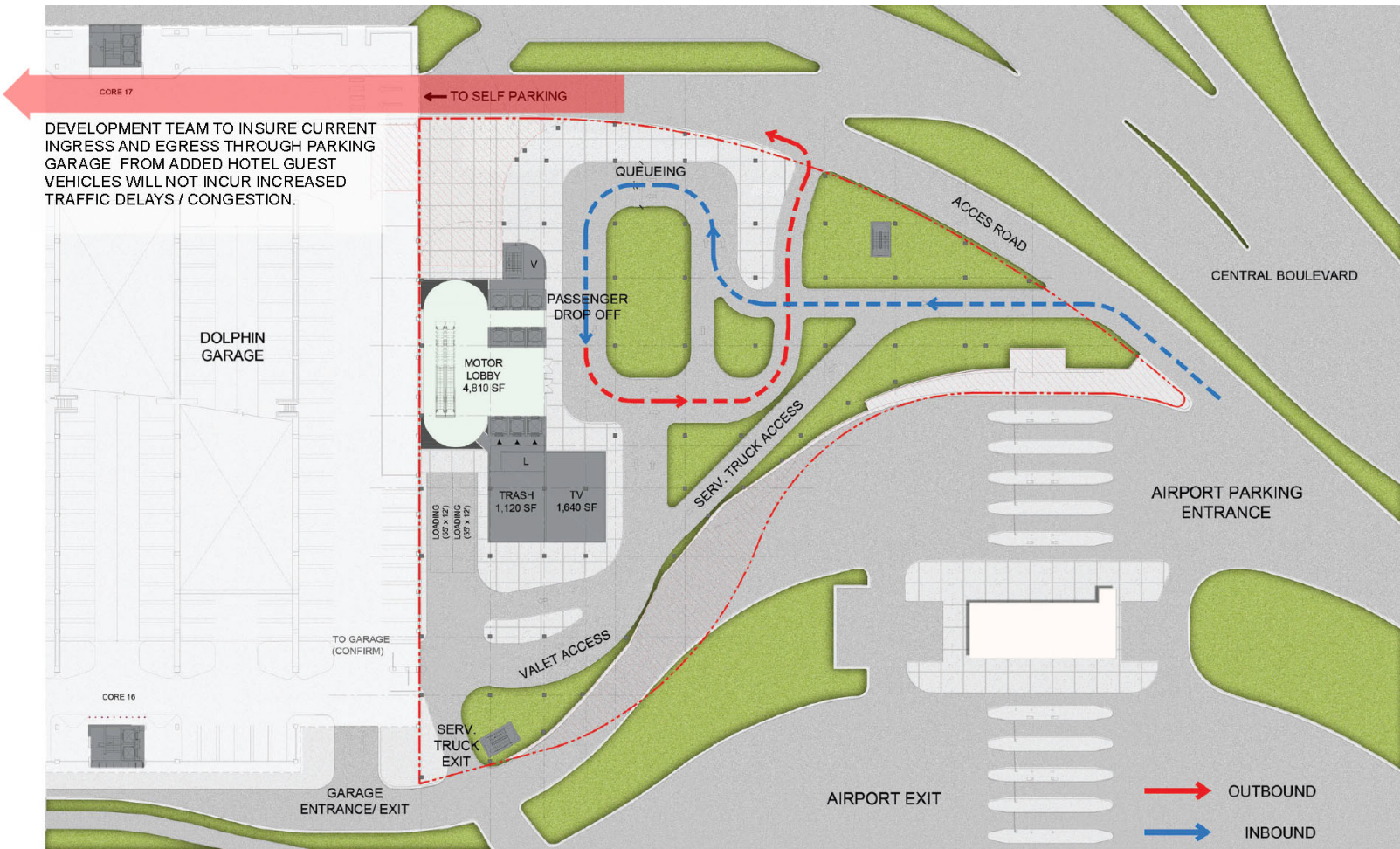
Location of the Site Boundary is approximate using the Alta Survey document developed for this project and shared with prospective development teams.





exhibit 2

TRAFFIC FLOW ON GROUND LEVEL



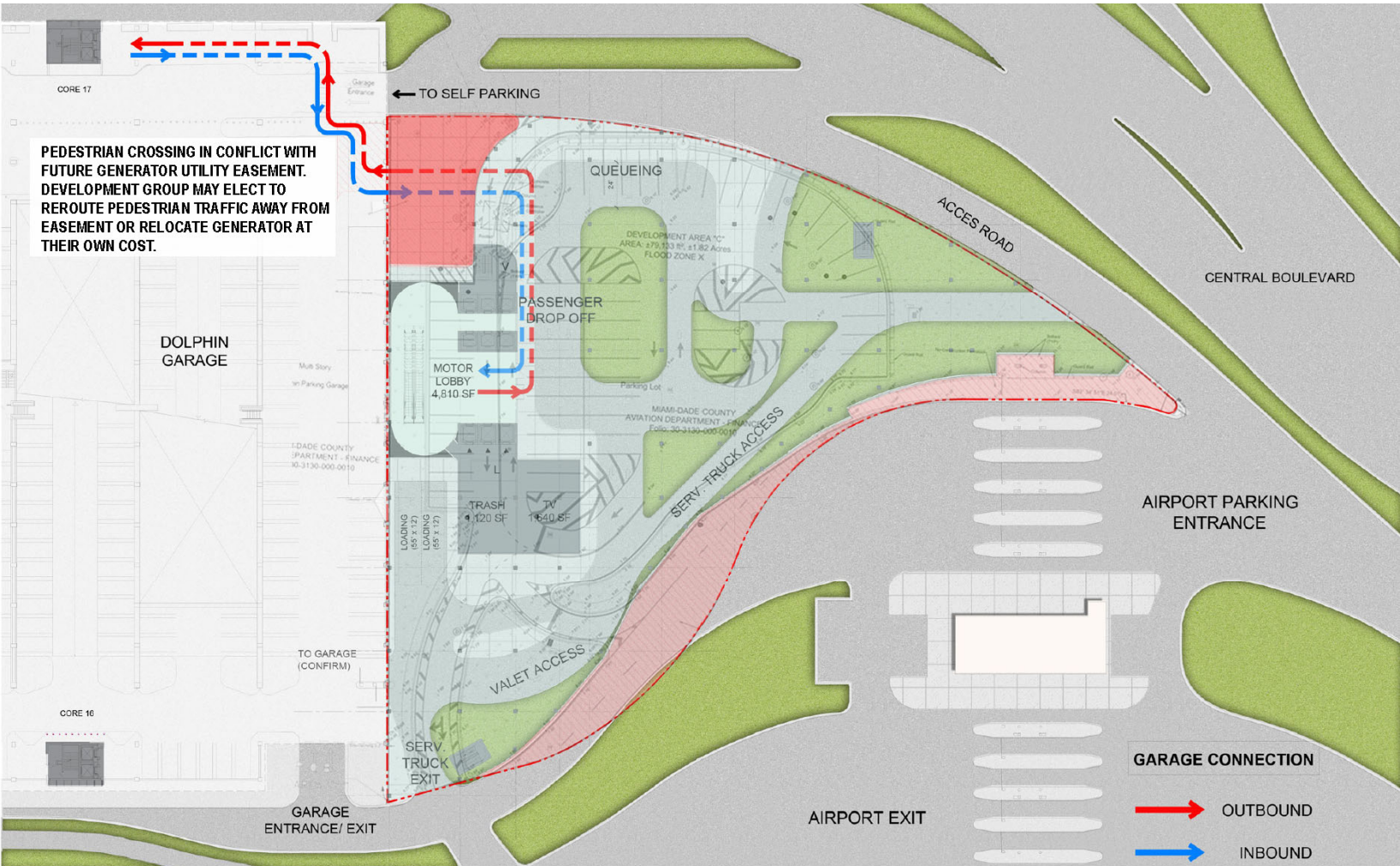
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exhibit 3

PEDESTRIAN FLOW ON GROUND LEVEL



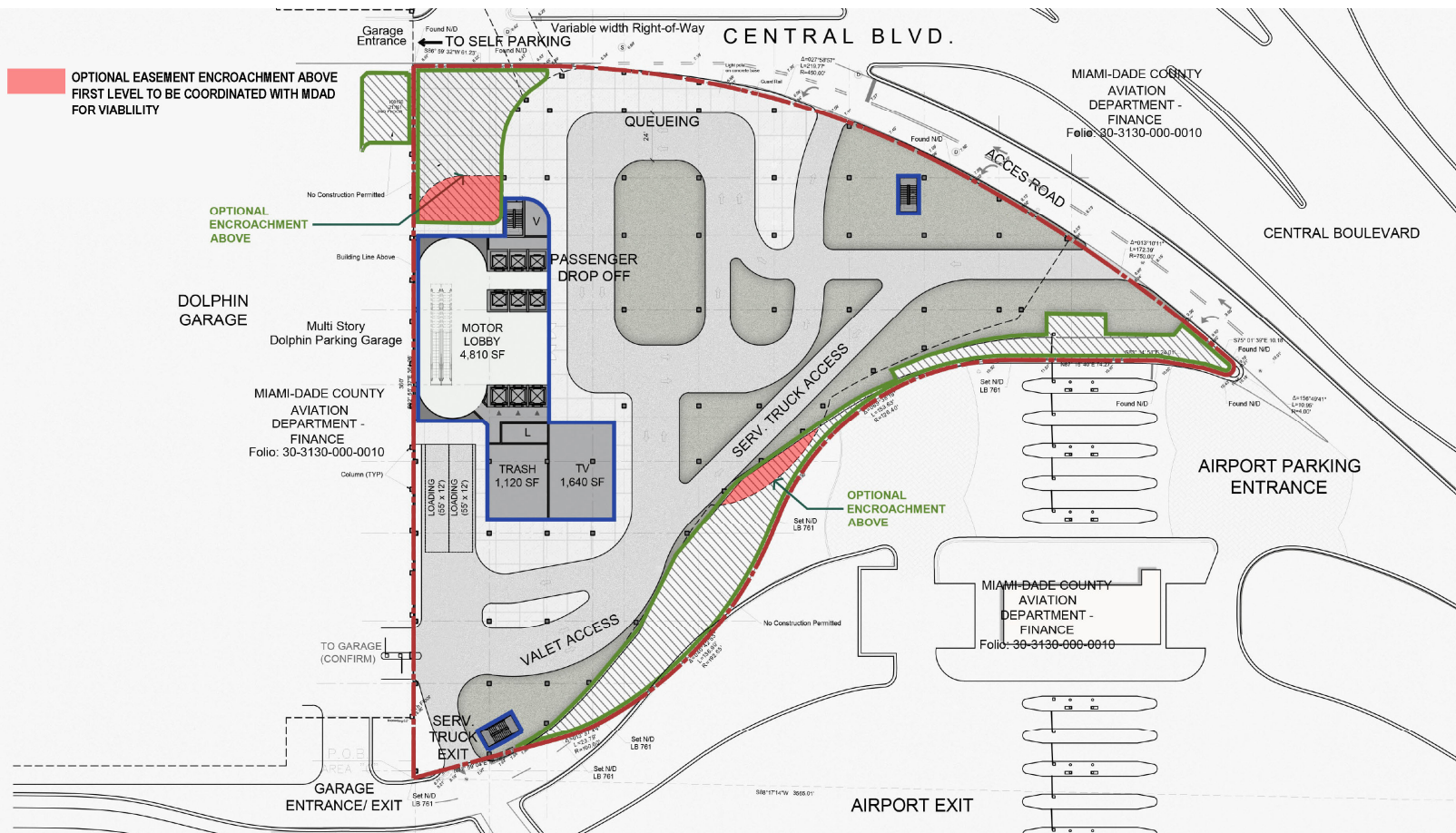
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exhibit 4

GROUND FLOOR LEVEL SITE BOUNDARIES ANALYSIS



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