PARMCO

MIAMI-DADE COUNTY / MIAMI-DADE AVIATION DEPARTMENT
REQUEST FOR PROPOSAL (RFP) No. 01677
NEW MIAMI INTERNATIONAL AIRPORT HOTEL
TECHNICAL REVIEW OF PROPOSALS

Project Development Team:
Developer: **Parmco Airport Hospitality, LLC**

Design Team:
Architect: **Zyscovich, Inc.**
Civil Engineer: **NOVA Consulting**
Structural Engineer: **Desimone**
MEP-FP Engineer: **EXP, Inc.**

Construction Team:
General Contractor: **COASTAL Construction**

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 32 of RFP response.
B-1-2	Key Personnel Management Structure		X			Refer to Pages 15, 16, and 33 of RFP response.
B-2	**PROJECT SCHEDULE**					
B-2-c	DESIGN & PERMITTING		X			Design Period Commencing on October 2022 to April 2023. Refer to Page 36 of RFP response.
B-2-d	CONSTRUCTION		X			to Page 36 of RFP response.
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. Information is listed on Pages 41 to 43 of the RFP response. Refer to enclosed Exhibit 1.
B-4-3	Hotel Operation Vehicle Traffic Flow		X			Hotel patrons traffic is separated from service traffic flow. However, waste removal, pickup area is proposed to be on the easement for the new generator. Information is listed on Pages 43 to 45 of the RFP response. Refer to enclosed Exhibit 2.
B-4-4	Pedestrian Traffic Flow		X			Information is listed on Pages 45 and 46 of the RFP response.
	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 Hilton OR Hyatt. Refer to 'Unique Aspects Narrative' on Pages 87 and 91 for information. 423 key hotel in Six different configurations
C-1-2	Design Objectives and Principles		X			Met design objectives
C-1-3	Program and Square Footage		X			Total Guestroom Area - 190,737 SF Total Hotel Keys - 423 vs. 350 required Interior Amenities Area - 37,362 SF Exterior Amenities Area - 11,164 SF of Fitness; other exterior amenities not identified. Assembly for Business (Meeting Rooms and Ballrooms) - 38,425 SF vs. 25,000 required Administrative Offices - 8,970 SF Service and Support Area - 44,186 SF Retail Space - Provided .... Area is unknown Pedestrian Bridge connecting to MIA Terminal D Suggests a future connection to MIA Mover
C-1-4	Design Integration		X			Follows MDAD design guidelines and protocols.
C-1-5	Design Planning		X			Follows MDAD design guidelines and protocols.
	Guestroom Sizes & Mix		X			Standard King - 213 Rooms - 396 SF/Room King ADA - 11 Rooms - 438 SF/Room Standard Double Queen - 153 Rooms - 431 SF/Room Double ADA - 6 Rooms - 442 SF/Room Hospitality Suite - 2 Rooms - 1,060 SF/Room Junior Suite - 18 Rooms - 631 SF/Room Junior Suite ADA - 1 room - 638 SF Executive Suite - 17 Rooms - 945 SF/Room Executive Suite ADA - 1 Room - 839 SF Presidential Suite - 1 Room - 1,934 SF
	Building Height		X			160 Feet maximum building height limit per MDAD. Refer to enclosed Exhibit 7.
	Design Eligibility with 4-star (Upper Upscale)		X			HILTON or HYATT Standards
	Site Boundaries		X			Appears to be in compliance.
	Site Easements			X		Portions of the building appear to be encroaching the easement at ground level. Refer to enclosed Exhibit 2.
C-1-6	Innovation		X			Proposed Innovation items for technology include: Operations - Video Conferencing Systems. In-room Technology - Smart Hotel Technology, - Sound Attenuation, - Shading devices, and - Air quality within the hotel. Phone App Communications System. Information is listed on Pages 92 and 93 of the RFP response.
C-1-7	Energy Efficiency		X			Aiming LEED Silver - No Scorecard submitted. Information is listed on Page 93 of the RFP response.
C-2	**VIEWS AND SITE**					
C-2-1	Site Development		X			Further assessment on Ingress and Egress from Hotel Facilities . Refer to the RFP response on Pages 95.
C-2-2	Perspectives		X			Refer to the RFP response on Pages 101 to 128.
C-2-3	Project Site Plans		X			Refer to the RFP response on Pages 129 to 147.
C-2-4	Elevations		X			Refer to the RFP response on Pages 148 to 154.
C-2-5	Flow		X			Refer to the RFP response on Pages 135 to 137.
C-3	**FINISHES**					
	Hospitality Finishes		X			Finishes follow Hyatt or Hilton Standards

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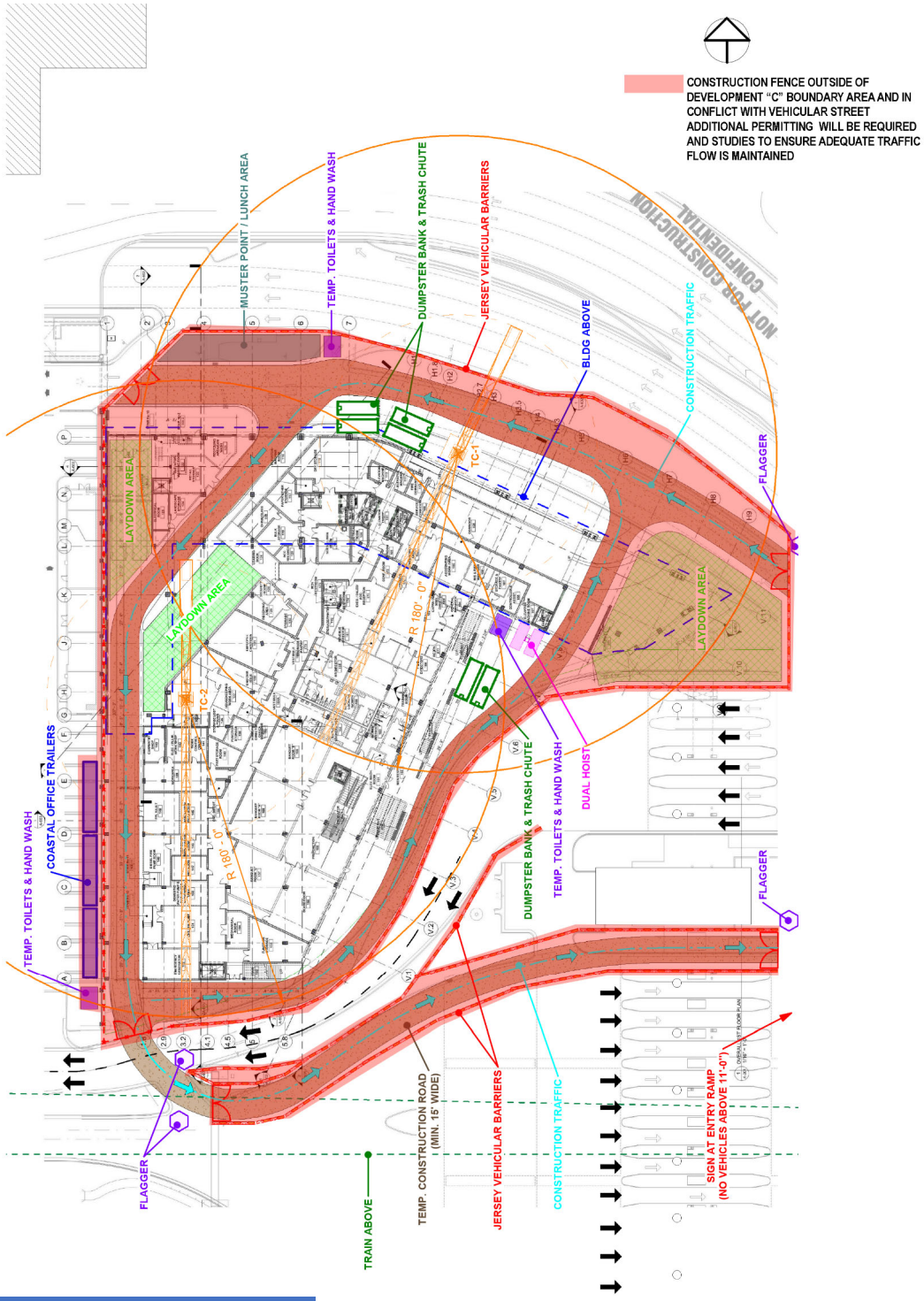
exhibit 1

M.O.T. GROUND FLOOR LEVEL



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

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exhibit 2

GROUND LEVEL SITE BOUNDARIES ANALYSIS

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

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exhibit 3

SECOND LEVEL SITE BOUNDARIES ANALYSIS

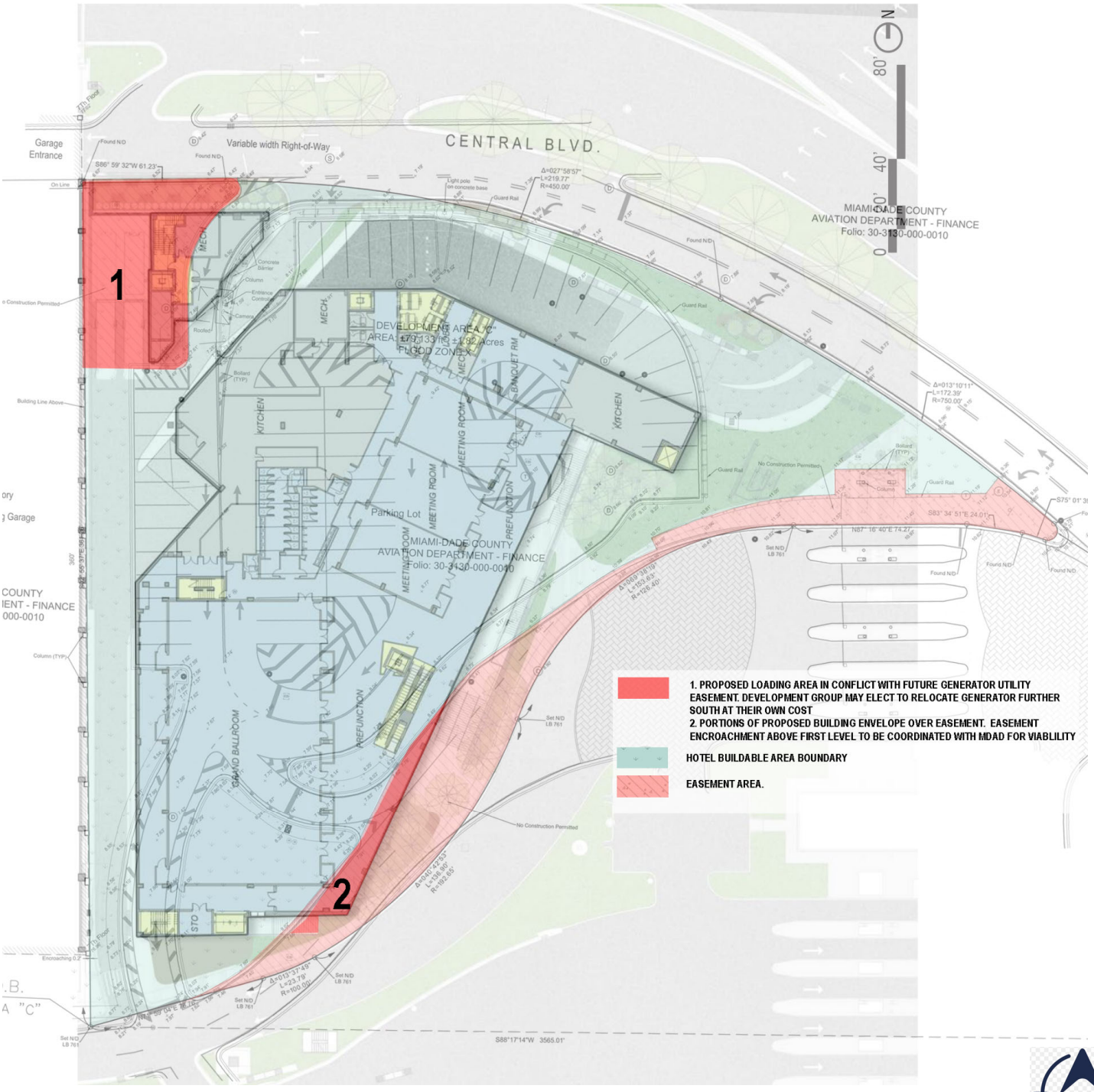

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exhibit 4

THIRD LEVEL SITE BOUNDARIES ANALYSIS

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exhibit 5

COMMONS LEVEL SITE BOUNDARIES ANALYSIS

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exhibit 6

PROPOSED CONSTRUCTION OUTSITE SITE BOUNDARIES

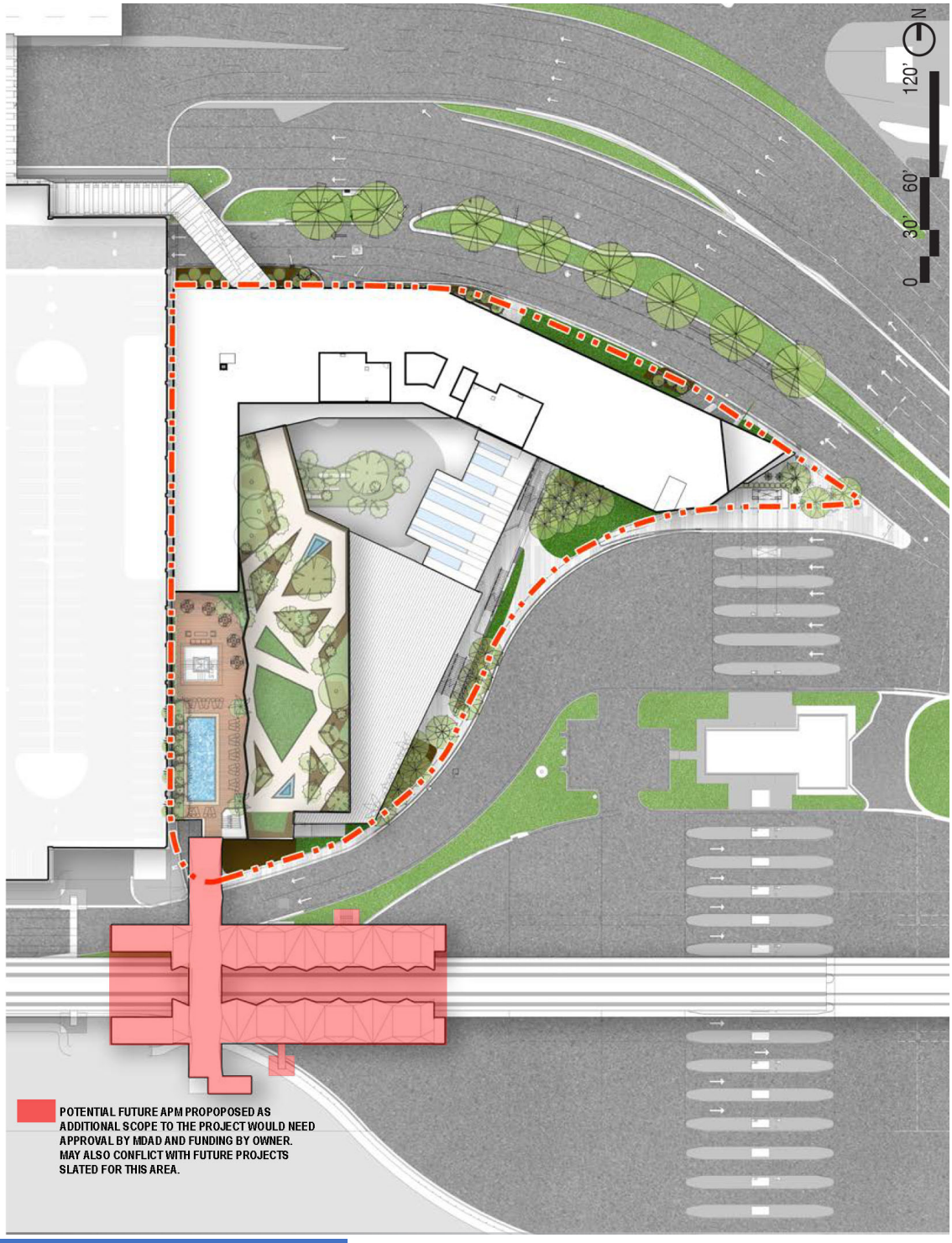

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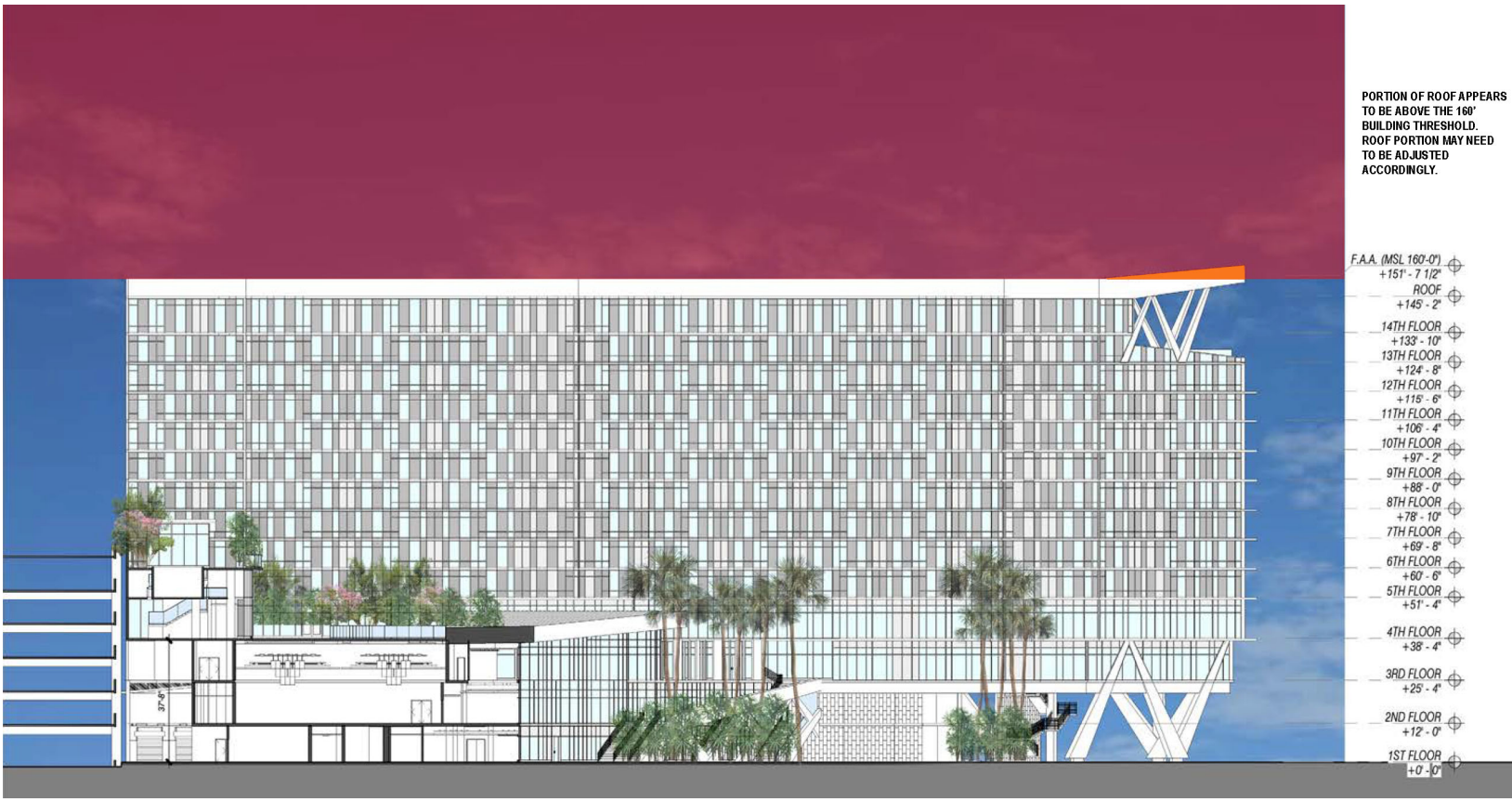
exhibit 7

SOUTH ELEVATION PROPOSED BUILDING HEIGHT



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