

City of Miami



February 16, 2016

RE: Addendum I, Offering Memorandum (“OM”) No. **15-16-008** for the sale of the Miami Riverside Center and Request for Proposals (“RFP”) No. **15-16-009** for the development of a new City of Miami administrative facility (collectively the “OM/RFP”)

Attention Registered Proposers:

This mailing is “Addendum I” and becomes an official addendum to the OM/RFP document. All future questions must be sent in writing to the below Broker, with a copy to the Project Designee on or before the question deadline April 5, 2016 at 2:00PM. Questions will be answered in this same manner and forwarded as Addenda until the proposal due date, May 3, 2016.

Enclosed please find the following items:

- OM/RFP Questions and Answers
- OM/RFP Revisions

Any written questions received shall be answered within fifteen (15) days of their receipt, unless additional time is required by the City to provide an acceptable answer. When sending correspondence, please address the original to CBRE | Brokerage Services, the City’s broker for this project, with a copy to the attention of the project designee at the City of Miami. Failure to follow these requirements may result in your question not being answered or replied to.

Should you have any questions, please do not hesitate to write:

Broker

Shay Pope
CBRE | Brokerage Services
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Project Designee

Jacqueline Lorenzo
City of Miami | Real Estate & Asset Management
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cc: Todd B. Hannon, City Clerk

**ADDENDUM I
OFFERING MEMORANDUM 15-16-008 &
REQUEST FOR PROPOSALS 15-16-009**

Question 1: Can you advise how you are working with Realtors and if the City of Miami is paying the commission to the office that either sells the existing building or brings in a build to suit developer?

Answer 1: Please see Section K on page 43 of the OM/RFP. Additionally, the City of Miami (“City”) shall not be responsible to pay any brokerage fees other than those agreed to between the City and CBRE. The Proposer/Respondent shall be responsible for any co-brokerage fees separate from CBRE’s fee. Additionally, City payment of brokerage fees is further limited by the applicable sections of the City of Miami Charter and Code of Ordinances.

Question 2: What can the City of Miami pay in rent for the new office space, and the length of term required?

Answer 2: Please see OM/RFP Revisions below.

Question 3: What is the parking requirement?

Answer 3: Please refer to Appendix II.A. Department Space Programming, Adjacency and Lighting Requirements of the OM/RFP available at the following URL: <http://www.cityofmiamiadministrativecenterrelocation.com/>. Additionally, all parking shall comply with City Charter and Code requirements, including the Miami 21 Zoning Code.

Question 4: Are there existing City of Miami-owned properties that could be provided or sold for the purpose of constructing a new building?

Answer 4: Please refer to Appendix II.B. Potential Sites of the OM/RFP available at the following URL: <http://www.cityofmiamiadministrativecenterrelocation.com/>

Question 5: Where in the City of Miami is there a location preference?

Answer 5: Please refer to Section B on page 35, Section G.2. on page 38, and the Evaluation Criteria on page 54 of the OM/RFP.

OM/RFP Revisions: The following revisions have been made to the OM/RFP document as indicated below. Added text is underlined and deleted text is stricken.

The following section of the OM/RFP has been changed as follows:

Page 28:

A. Existing MRC Facility

Please propose a purchase price to acquire the City’s current owned property at 444 SW 2nd Ave, Miami, FL (a total of approximately 374,661 rentable square

feet comprised of the building, 194,679 SF, and parking garage, 179,982 SF, on approximately 3.15 acres).

The City shall leaseback MRC for a term of two (2) to three (3) years, after closing, at a rate proposed by respondent, net of all operating expenses. The Base Rent, net of all operating expenses, will be derived by applying a Rent Constant which shall be calculated based on the City's credit rating and purchase price of MRC. In no event shall the Base Rent be higher than FMV for comparable Class B buildings located in the Downtown Miami and Brickell submarkets. Please refer to Appendix C for details on the City's credit rating. Landlord shall have the right to immediately advertise all or a portion of MRC for lease to other tenants, after commission approval, voter referendum and execution of the sales agreement. Suggest any alternative in length of the leaseback and phasing of exit from said owned building, consistent with an optimum purchase price for MRC and development of the Project.