



# City of Hollywood, Florida

PROCUREMENT SERVICES RM. 303  
P. O. Box 229045 ZIP 33022-9045

## NOTICE TO PROPOSERS

NOTICE IS HEREBY GIVEN, that the City Commission of the City of Hollywood, Florida is advertising for Sealed Request for Proposals, which will be received by the City Clerk of the City of Hollywood, Florida until **2:00 P.M., September 30, 2009**, at which time they will be opened and publicly read in Room 215, City Hall, 2600 Hollywood Boulevard, Hollywood, Florida. **FOR: Johnson Street RFP – Developer Qualifications**

**RFP NO. 4212-09-IS  
ADDENDUM NO. 2**

**Please make the following changes (additions, deletions or corrections) in the above named RFP.**

### **ADDITIONAL INFORMATION:**

**The sign-in sheet from the pre-proposal conference held on September 9, 2009, is attached to this addendum.**

**Questions submitted in regards to the above RFP and corresponding answers:**

- Q1. The City is requiring Audited Financial Statements on page 21 of the proposal. In that most non public companies and most individuals do not have nor can they readily obtain audited Statements, what alternatives will be accepted by the City?**
- A1. The City prefers audited financial statements, but if they are not available, compilation of financial statements are acceptable. The City reserves the right to rate documentation based on its reliability.**
- Q2. In that non public companies and individuals refrain from publicly disclosing their financial information, both for personal protection and security reasons, but also for competitive business reasons, what alternative (other than financial ability) to the disclosure requested is available to a proposer?**
- A2. If the proposer is not able to provide detailed financial information for prior projects, the Proposer may submit a letter from a bank officer from a U.S. bank where the Proposer has outstanding project loans confirming that they are familiar with the Proposer's financial capacity and they have the capacity to raise funds for a project of this magnitude.**

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**Q3. How does a proposer reasonably request of its Contractor a Hold Harmless agreement to the City as requested on page 19 before either the proposer or the contractor is even moved to the second stage for consideration? What is the reasoning for this request?**

**A3. Those proposers that leave this section blank as it relates to the Contractor will not be penalized.**

**Q4. Is it possible to request copies of winning proposals of your previous RFPs for this site?**

**A4. Yes, a records request can be made to the City Clerks Office, but please be specific about which solicitation you are interested in, as there have been several previous RFPs done for this site.**

**Q5. Can the sewer outfall pipe be capped off? If it can be capped off, under what circumstances?**

**A5. The outfall pipe must remain in operation at all times. Even after the year 2025, we will be using it for wet weather discharges. Accordingly, we would require that the contractor coordinate and obtain approval from the City for steps proposed to safeguard the outfall pipeline.**

**Q6. Can we obtain copies of income statements for the garage located on the site for years 2005, 2006, 2007, 2008 and available current year information?**

**A6. See attachments.**

**Q7. Can we get a list of all improvements being done or contemplated on the existing garage and can we get a copy of past studies (structural or otherwise) conducted on the garage?**

**A7. The following work was done or will be done:**

- Repair and replace stucco**
- Painting garage**
- Replaced louvers with chain link fence**
- Concrete restoration: deck, beams, and columns**
- Adding support beam brackets**
- Replacing one elevator**
- Upgrading one elevator**
- Renovating elevator shaft, control panel, and fire protection**
- Upgrading fire suppression system**
- Repair hand rails at stair cases**
- Repair cable barriers**
- Water proofing of life guard office**
- Upgrade of handicap ramp**
- Upgrading of ticket booth**
- Pressure cleaning garage**
- Striping garage**

**See attached letter dated September 8, 2004 regarding repair recommendation.**

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**Q8. Regarding the existing garage: What is the structural condition? Is there a report? What is its actual capacity and actual average usage? Please provide the gross revenue and expenses of the garage.**

**A8. See attached letter dated September 8, 2004 regarding repair recommendation.**

**The actual capacity is 609 spaces and based on current fiscal year numbers, average usage is 7,000 spaces monthly.**

**Attached are gross revenue and expense reports for past years.**

**Q9. Regarding the parcel on the Intercoastal: What public infrastructure exists there? Can it be relocated (at any cost)? Which party would pay for a relocation of modification if any?**

**A9. While much of this parcel is vacant, a portion of the small building serves as a pumps station site which is one of two facilities that collects all the wastewater flows from the barrier island and pumps it across the intracoastal to the plant. While we would be open to relocation of this facility within the project site, the Proposer shall take under consideration that flows must remain uninterrupted and pumping must be provided at all times to avoid system overflows. The successful Proposer will need to submit for the City's approval a plan delineating how this work would be accomplished. We expect that the costs associated with this work would be entirely borne by the contractor/developer.**

**The facility currently contains a wetwell, pumps, electrical and instrumentation equipment, and other ancillary facilities required for the operation of the system.**

**Q10. Considering the geographical constraint of personally reviewing the document, I request you to provide the following details before we buy the document: List of items, schedule of requirements, scope of work, terms of reference, and bill of materials required. Soft copy of the tender document through email. Names of countries that will be eligible to participate in this tender. Information about the tendering procedure and guidelines. Estimated budget for this purchase. Any extension of bidding deadline? Any addendum or pre-bid meeting minutes?**

**A10. The document is available free of charge at [www.cityofhollywood.org](http://www.cityofhollywood.org) then click on "purchasing contracts" (located on the right side of the screen), then click "view bids" (located on left side of screen) and scroll down to find RFP-4212-09-IS package with associated addenda and exhibits.**

**Additional information is also available at [www.hollywoodfl.org](http://www.hollywoodfl.org) under the hot information column on the left side of the screen, click the link to Johnson Street / Beach RFP.**

**Q11. Is it the developer's responsibility to pay for parking replacement?**

**A11. Yes the developer will pay for parking replacement.**

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- Q12. Are there CRA TIF dollars available for this project, or pilot program? Are there CRA funds available for this project?**  
**A12. CRA increment is not offered in this proposal and there are no TIF dollars available for this project or pilot program.**

**CORRECTION:**

**C1. Please correct the following statement:**

**FROM: Port Everglades is the biggest cargo port in the world.**

**TO: Port Everglades is one of the busiest cruise ports in the world and among the most active cargo ports in the United States.**

**All other specifications, terms & conditions remain the same.**

**MAILED RFP'S**

If you have already submitted your printed Request for Proposals, it will be retained in the City Clerk's Office until the Proposal opening time and date. If you wish to pick up your RFP that has already been submitted, you can do so by showing proper identification, in the Office of the City Clerk, 2600 Hollywood Blvd, Room 221, Hollywood, Florida 33020.

**Please sign and return with your RFP.**

**COMPANY NAME:** \_\_\_\_\_

**PROPOSER'S  
SIGNATURE** \_\_\_\_\_

Dated this 17<sup>th</sup> day of September 2009

**CITY OF HOLLYWOOD, FLORIDA**

PROPOSAL NO.: RFP-4212-09-IS

ITEM: Johnson Street RFP – Developer Qualifications

PRE-PROPOSAL DATE & TIME: 2:00 p.m., Wednesday, September 9, 2009

**ATTENDEES: (PLEASE ATTACH BUSINESS CARD)**

NAME AND COMPANY NAME	COMPLETE ADDRESS AND PHONE
Ryan Grindlers, TERRANOVA Corp.	801 Arthur Godfrey Rd Ste 600 Miami Beach, FL 305-779-8831
(GREGORY) L. LOVELAND, JR Jim Wilson	364 Louvigny Ave NE 49901 1000 River Reach #305 Ft. Lauderdale, FL 954-644-9897
ANDREW SULLIVAN, MCNAMARA/SULLIVAN	2 Biscayne Blvd, Suite 1660, Miami 305-575-5765
Hollywood Cal Engineers	1720 N 16th Ave Hollywood FL
LON TABAKHNIK / LOJETA	3501 N. OCEAN DR. HOLLYWOOD
John PASSALACQUA	4514 N. OCEAN DR. HLYW
Nick MASTROIANNI / ACD	11770 US 1, Suite 301 Palm Beach Gardens
FAY DELAFAYE/ LIEZ Ferlini/Cummings	3577 NW 53rd St FL Land 33309
Tom LESH / SUFFOLK	1 MARINO COVE, West Palm Beach 33409
Susan Dimond / Zyscorich	100 N. Biscayne Blvd 27 FL Miami 305.406.9119
Gregory Hong / NEXUS Design	2815 Jupiter Park Dr #500, JUPITER, FL 33450
<del>BOB LIEBERMAN</del> TISA SARETTAIN	1815 N. SUFF #401
Rulk Kolb	4000 H. WOOD BLVD # 120 N. H. WOOD
RUSS FRITZ FINGRODIE	2400 ADAPKA BLVD 407 293 4000
OSCAR I. GARCIA	310 SE 8th St. Ft. Land 33316
Gregory Paul Team Surveying	140 GND 107 Ave FT. LAND FL 33312
TARAS DIACIWSKI - MOSS + ASSOCIATES	2101 N. Andrews Avenue, Ft Land. 33511
BRETT Atkinson	" " " "
RON DUNN	" " " "
JOSEPH B. KALLER - KALLER & ASSOC.	2417 HOLLYWOOD BLVD, HOLLYWOOD FL. 33020
THOMAS TIEPPEL - DUNKELBERGER	5731 NW 33RD AVE FT. LAUDERDALE
THOMAS DONAHUE - IBI GROUP	12500 W. ATLANTIC BLVD CORAL SPRINGS FL 33011 954-602-0504
JONATHAN VOGT - BES	SUITE 308, CITY HALL
JAYE EPSTEIN Andria Wingett	PLANNING Planning

CITY OF HOLLYWOOD, FLORIDA

PROPOSAL NO.: RFP-4212-09-IS

ITEM: Johnson Street RFP - Developer Qualifications

PRE-PROPOSAL DATE & TIME: 2:00 p.m., Wednesday, September 9, 2009

ATTENDEES: (PLEASE ATTACH BUSINESS CARD)

NAME AND COMPANY NAME	COMPLETE ADDRESS AND PHONE
JITO PATCH - COH	C.O.H. - x 3900
Albert Perez - COH	(954) 967-4455
Steve Joseph - COH	954 - 921 - 3522
Cathy Swanson-Rivenbach	City of Hollywood
Jeff Sheffel	City of Hollywood - Legal
Greg Martinez	Beach CA.
GREG O'HARE	CITY OF HOLLYWOOD
Linda Silver	COH / Procurement
Hoyt Holden Richard GALT, Calvin Giordano & Associates	GALT, Calvin Giordano & Associates
JOHN TOMBARI; ADULT GROUP	MIAMI (305) 392-9079
Demetrius Walker / Cornerstone Paving	2500 Hollywood Blvd # 412 / 954-927-73
KEN EAST / COASTAL CONSTRUCTION	5959 BLUE LAGOON DRIVE MIAMI FL 33126 305-559-4900
Barbara Miller	442 Poinciana Dr. Hollandale FL 33009
CLEMENCIA DOBIECKI DOBIECKI & SMITH ARCHITECTS	351 Fairway Circle, Weston FL 33326 954.384.8605
WALTER S. PESZTSKI /	1201 So Ocean Pk 1608N. Hollywood 33109
SARA CASE	851 HANLON SO. 33019
JIM EDWARDS	4847 NW 94TH, SUNRISE 33351 954-593-3844
IAN SUPERVILLE - COH	City of Hollywood - Procurement
Ari Sklar, Sklar Architecture	2310 Hollywood Blvd. Hollywood, FL 33020









Maurice Connell Garage  
Monthly Revenue and Expenses  
(FY 08 -09)

	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09
<b>Total Revenue</b>	\$ 8,808.25	\$ 20,386.25	\$ 46,225.00	\$ 64,970.00	\$ 67,765.00	\$ 66,288.00	\$ 56,570.00	\$ 32,660.00	\$ 27,895.00	\$ 64,520.00	\$ 38,530.00	
Attendant's Salaries	\$ 1,056.96	\$ 968.88	\$ 792.72	\$ 792.72	\$ 1,056.96	\$ 1,056.96	\$ 792.72	\$ 1,056.96	\$ 1,056.96	\$ 1,056.96	\$ 1,056.96	
Security Guard Services	\$ 8,733.25	\$ 7,012.50	\$ 7,624.50	\$ 8,593.50	\$ 6,961.50	\$ 7,140.00	\$ 7,165.50	\$ 9,129.00	\$ 7,140.00	\$ 6,936.00	\$ 6,936.00	
Miscellaneous Items	\$ 291.01	\$ 265.33	\$ 535.12	\$ 83.10	\$ 444.28	\$ 604.15	\$ 119.21	\$ 63.09	\$ 155.33	\$ 58.50	\$ 547.11	
Water Bill	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ -	
Lawn service	\$ 299.00	\$ 299.00	\$ 299.00	\$ 299.00	\$ 299.00	\$ 299.00	\$ 299.00	\$ 299.00	\$ 299.00	\$ 299.00	\$ -	
Electricity Bill	\$ 2,584.58	\$ 2,685.99	\$ 2,699.67	\$ 2,765.71	\$ 2,827.55	\$ 2,767.20	\$ 2,531.64	\$ 3,033.63	\$ 2,858.86	\$ 2,687.51	\$ 3,400.10	
Estimated Sales-Tax	\$ 528.50	\$ 1,223.18	\$ 2,773.50	\$ 3,898.20	\$ 4,065.30	\$ 3,977.28	\$ 3,394.20	\$ 1,959.00	\$ 1,673.70	\$ 3,871.20	\$ 2,311.80	
<b>Total Expenses</b>	\$ 13,543.30	\$ 12,504.88	\$ 14,774.51	\$ 16,482.23	\$ 15,704.59	\$ 15,894.59	\$ 14,352.27	\$ 15,590.68	\$ 13,233.85	\$ 14,959.17	\$ 14,251.97	
<b>Total Monthly Net Revenue</b>	\$ (4,735.05)	\$ 7,881.38	\$ 31,450.49	\$ 48,487.77	\$ 52,060.41	\$ 50,393.41	\$ 42,217.73	\$ 17,069.32	\$ 14,661.15	\$ 49,560.83	\$ 24,278.03	

YTD Net Revenue \$ 333,305.47



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DEPARTMENT OF DESIGN & CONSTRUCTION MANAGEMENT  
2717 VAN Buren Street  
Hollywood, Florida 33020  
Phone: (954) 921-3900 Fax: (954) 921-3462



September 8, 2004

Liliana Rambo, Director  
Parking Administration  
2600 Hollywood Blvd  
Hollywood, FL. 33020

Re: Maurice Connell Parking Structure  
351 Michigan Street  
Proposed rehabilitation work

Dear Lily,

As discussed by phone and electronic mail, you requested me to review the proposed repairs to the above mentioned structure and submit a recommendation.

The Maurice Connell Parking structure is a multi-level concrete parking garage that at the present time exhibits signs of concrete deterioration, especially at the exterior vertical elements. These exterior walls are 30" high X 26' long and spans between the existing columns. There is a 4" thick brick edge at each end of the wall. The wall does not abut the column but there is a 2" gap at each end. (see drawing S-1, p.9 & picture, p.5).

Presently the concrete exterior wall has a 4" perimeter decorative brick coping that is attached to the existing concrete wall with mortar grout. At the present time the existing decorative brick mortar is deteriorated and as such it does not pose any structural bonding capacity. Due to the lack of bonding the bricks are detached from the walls at multiple areas. Specifically the brick coping at the upper levels is more severe due to environmental conditions as a result, debris is falling off the upper level structure creating potential risk to pedestrians.

The following 2 options are proposed:

Option 1

The proposed repair methodology presented by Public Works is as follows:



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Item #1: Removal of 730 LF of brick coping and replace with a concrete cap.

Item #2: Concrete cap to be formed in place and rubbed to a smooth finish w/ #3 epoxy coated bar dowels@36" OC w/ 1 cont Horizontal bars.

Item #3: Repair (22) concrete handrail base supports. Remove cracked and loose concrete, dowel #3 epoxy coated bars and patch to match existing. (See attached proposal dated May 8, 2003, p. 6).

In the event that the above described remedial approach is selected, I also recommend the following modifications: Please refer to sheet 1 Option 1 Items 1 to 3.

Modifications to item #2: Concrete cap to be formed in place at the top of existing concrete surface shall be roughened to promote bonding. Provide w/ #3 epoxy coated bar dowels @12" OC w/ a 4" min embedment to be drilled and epoxy grouted to exist concrete. The height of the new concrete wall shall match the top of existing alum railing which is approx 12" from top of concrete wall. The new poured concrete attachment shall have 2-#5 continuous horizontal bars (see dwg. S-1, p.9)

Modifications to item #3: Remove existing (22) concrete handrail base supports. Remove cracked and loose concrete, dowel #3 epoxy coated bars and patch to match existing. (See drawing S-1).

In addition, the following modifications are necessary:

a) New concrete band shall extend from the edge of the existing wall to the interior edge of the existing columns. It shall have 1-#5 vertical bar drill and epoxy grouted into slab w/ 3.5" min embedment and #5@12 horizontal bars drilled and epoxy grout w/ 4" min embedment. (see dwg S-1)

b) All cracks at concrete wall shall be epoxy injected with Sikadur 35 for Sika Corporation or approved equal.

c) Provide ½" premolded joint filler between new pour and exist columns.

Based on the field observations, I have certain reservations to utilizing such an invasive approach. The existing corner handrail base supports exhibit large corner cracks and it is possible that during demolition/removal of the above mentioned rail supports, larger portions of the concrete might crack and detach, increasing the scope of work. At the same time with the added features to the



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scope of the original repair methodology and the cost increases of concrete and steel in the last 6 months, it might render this technique more expensive.

Option 2

A less invasive approach will limit the increased vertical load to be added by the concrete to the existing structure. This approach is described as follows:

- 1- Sawcut and removal of 730 LF of brick coping.
- 2- Add intermediate 1 to 1 ¼" Dia Schedule 10 steel pipe or Alum pipe attached to existing concrete wall and exist Columns as shown on Drawing S-2.
- 3- Repair (22) concrete handrail base supports as recommended by cleaning and readjusting pipe inserts and in some cases straightening the existing alum tubing in order to repair existing bends.
- 4- All existing cracks shall be cleaned and prepared by a sealing contractor by injecting sikadur 35 into all cracks including wall cracks as well as crack at the concrete handrail base supports. Reseal joints between concrete handrail base supports and existing wall. See drawing S-2, p.10.

There are two types of materials that can be selected for this remedial technique. A 1" Dia aluminum pipes and plate will provide a excellent long lasting corrosion resistant feature w/ 15-20 years life span. The schedule 10 steel w/ 1 ¼" dia pipe will provide the same visual results and safety however this is a temporary in nature and if not sealed coated and maintained against corrosion it will deteriorate in approximately 2 to 3 years. See attached drawing p. 9 and construction estimates p. 7 & 8.

The following table details approximate cost comparisons between repair options

COST COMPARISON BETWEEN ALTERNATE OPTIONS				
OPTIONS	DEMOLITON	CRACK REPAIR & SEAL	ASSEMBLY	TOTAL
CONCRETE RESTORATION OPTION 1	\$3,500.00	\$3,000.00	\$25,500	\$32,000.00
ALUMINUL RAILING OPTION 2A	\$2,750.00	\$3,500.00	\$18,000.00	\$24,250.00
SCHEDULE 10 STEEL OPTION 2B	\$2,750.00	\$3,500.00	\$13,084.00	\$19,334.00

NOTE: This estimates are preliminary in nature. Once repair option has been selected a contractor bid shall be obtained

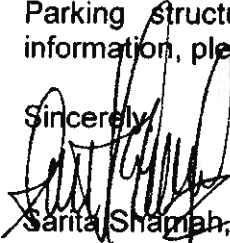


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This report should provide you with the required information to proceed with the Parking structure repairs. If you have any questions or need additional information, please feel free to contact me at (954) 921-3900.

Sincerely,



Sarita Shamah, Engineer

cc: William Vulpis, Operations Manager, Public Works  
John Brummer, Carpenter Supervisor, Public Works

Attachment