



REQUEST FOR QUALIFICATIONS (RFQ)
FOR
REAL ESTATE ADVISORY SERVICES
NO. E-1522

RFQ Issue Date: 10/20/2022

SOQ Due Date: 1/17/2023

RESPONSIBLE DEPARTMENT

Executive Director
Greg Slater

PROCUREMENT DEPARTMENT

Shannon Bush
Contracts and
Procurement Manager
1104 East Twiggs Street, Suite 300
Tampa, Florida 33602
Telephone Number: (813) 272-2307
Email: shannon.bush@tampaxway.com

REQUEST FOR QUALIFICATIONS

The Tampa-Hillsborough County Expressway Authority (the "Authority" or "THEA") will receive Sealed Statements of Qualifications (SOQ) at the Procurement Department, 1104 East Twiggs Street, Suite 300 Tampa, Florida 33602, until **11:15 am, Eastern, on 1/17/2023** for the following:

Real Estate Advisory Services related to the potential strategies and optimal utilization of certain Authority-owned sites depicted on the Site Plans attached to this Request for Qualifications in Exhibit 1.

Documents may be obtained via download from the THEA website at www.tampa-xway.com/procurement/# or Demandstar at www.DemandStar.com or by contacting the Procurement Department, 1104 East Twiggs Street, Suite 300 Tampa, Florida 33602, (813) 272-6740.

Key Dates: The following are key dates, which are subject to change at the sole discretion of the Authority:

EVENT	DATE/TIME
Release of RFQ	10/20/2022 by 5:00 PM
Deadline for Questions/Request for Clarification	11/14/2022 by 9:00 AM
Deadline for Answers to Questions/Request for Clarification	11/21/2022 by 5:00 PM
SOQs Due Date/Time (Deadline)	1/17/2023 by 11:15 AM
Evaluation Committee Meeting (Public)	2/7/2023 @ 9:30 AM
Posting of Notice of Intended Shortlist	2/10/2023 by 5:00 PM
Board Approval of Intended Shortlist	2/27/2023 @ 1:30 PM
Interviews	3/16/2023
Evaluation Committee Meeting (Public)	3/13/2023 @ 1:30 PM
Posting of Notice of Intended Final Ranking	3/15/2023 by 5:00 PM
Board Approval of Final Ranking & Award of Contract	3/27/2023 @ 1:30 PM
Posting of Notice of Board Approval & Award of Contract	3/29/2023 by 5:00 PM

The Authority reserves the right to waive any informalities or minor irregularities in any SOQ, accept or reject any submittals in whole or in part with or without cause, and accept the submittals that are most advantageous to the Authority. For the complete RFQ, notices, results, and other information, visit the Authority's Procurement website at <https://www.tampa-xway.com/procurement/> and Demandstar website at <https://www.demandstar.com/>. The Authority is an Equal Opportunity Employer.

Tampa-Hillsborough County Expressway Authority
By: Shannon Bush, Contracts and Procurement Manager

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EXHIBITS

Exhibit 1 – Site Plans

Exhibit 2 - Aerials of Parcels Adjacent to Site and City Local Road Grid for Water Street (including as planned for Water Street)

ATTACHMENTS

Attachment A – Public Entity Crimes Form

Attachment B – Drug-Free Workplace Form

Attachment C – Addenda Acknowledgement Form

ALL EXHIBITS, ATTACHMENTS, AND MAPS PROVIDED PURSUANT TO THIS RFQ ARE PROVIDED SOLELY FOR THE PROPOSERS' CONVENIENCE. A Proposer's use of or reliance on any Exhibits, Attachments, or maps provided pursuant to this RFQ is at the Proposer's sole risk. Proposers are strongly encouraged to verify all such information provided. THEA makes no warranties, express or implied, or representations as to the accuracy of content of such information in the Exhibits, Attachments or maps provided pursuant to this RFQ. THEA shall in no way be liable or responsible for any error or omissions in the information contained therein.

1 INTRODUCTION

1.1 Purpose of this Solicitation

The Tampa-Hillsborough County Expressway Authority (the "Authority" or "THEA"), through this Request for Qualifications (RFQ), is soliciting Statements of Qualifications (SOQs) from qualified firms capable of assisting the Authority in the evaluation of potential strategies and approaches for the optimal utilization of certain Authority-owned real estate (the "Advisory Services"). Site Plans and land use designations for the Authority-owned real estate sites the Authority anticipates needing Advisory Services for ("the Site(s)") are attached hereto as composite **Exhibit 1**.

The Authority is seeking a firm that has demonstrable experience in:

- Strategic real estate transportation-related advisory and planning services;
- Working with government entities, especially transportation-related entities;
- Working in or specified knowledge of the greater Tampa-Hillsborough County area;
- Assessing current real estate portfolios to identify opportunities for optimization of client's real estate assets, including development or sale;
- Developing plans to optimize and transform real estate, in accordance with the client's mission, values, and master plans;
- Evaluating and executing alternative or innovative project funding and delivery methods, including those involving both public and private entities;
- Advising on transactions, including partner selection and negotiations;
- Market Feasibility Studies and Highest and Best Use Analysis

1.2 Example Advisory Services Sought

It is the Authority's intent through this RFQ to engage a qualified real estate advisory firm to assist the Authority in evaluating the various uses that will be proposed for the Site at a later date. Specific uses that may be proposed for the Site are currently unknown but could include various transportation-related development, equity, or partnership structures or a combination thereof. Examples of the Advisory Services potentially sought by the Authority include, but are not limited to, providing: strategic project planning, financial analyses, market research, strategic advice on market conditions and trends, evaluations, negotiation assistance, risk assessment, feasibility studies, financial plans or models, expertise with public and private funding and financing partners and instruments, and additional related services. The necessary Advisory Services will be needed for the varying real estate use options that could be proposed for the Site. Accordingly, the successful real estate advisory firm will be required to evaluate the different real estate options proposed for the Site and advise the Authority on the project paths for the desired outcomes for the Site and the Tampa Bay Community.

As explained in Section 3, Proposers will be required to identify in their SOQ their complete suite of specific Advisory Services they propose to provide to the Authority and their unique, detailed approach to providing such Advisory Services.

1.3 Background of the Authority

The Authority is an award-winning and vibrant transportation agency responsible for the construction, reconstruction, improvement, extension, repair, maintenance and operation of the Expressway System.¹ The Authority was established in 1963, pursuant to Chapter 348, Florida Statutes, as a body politic and corporate and an agency of the State. The Authority is governed by a governing board composed of seven members, four of whom are appointed by the Governor subject to confirmation by the State Senate. The other three members are *ex officio*: (1) the City of Tampa's Mayor or the Mayor's designee, who shall be the Chair of the City Council of Tampa, (2) a member of the Board of County Commissioners of Hillsborough County, selected by such Board, and (3) the District Secretary of the Seventh District of the Department of Transportation. The Authority's governing board provides overall policy direction to the Authority's Executive Director for implementation of Authority activities. The Authority operates under a management style which provides for a qualified administrative staff of limited size with reliance on contracted consultant assistance for specific tasks.

The Authority serves almost 2 million customers annually, with a current reinvestment plan to deliver over \$1.2 Billion in capital improvements to the community over the next 10 years. As a community champion, the Authority works with private and public entities for multi-modal transportation, to promote development that advances community vision and goals, and to invest in bikeable-walkable neighborhoods. All upcoming and current projects are funded 100% through the Authority's toll revenues and bonds, ensuring that finite taxpayer dollars collected by other agencies are reserved for other transportation and community needs.

The Authority owns and operates the Lee Roy Selmon Expressway toll highway (the "Selmon Expressway"). The Authority reinvests those toll dollars solely in Hillsborough County in the Selmon Expressway roadway and other non-toll facilities such as Meridian Avenue and Brandon Parkway, both of which have pedestrian and bicycle paths alongside the roads. Along with the Selmon Greenway, a bike and pedestrian path under the shade of the Selmon Expressway in downtown Tampa and various underpass community assets. The Authority is committed to bringing the best technology and most progressive concepts possible to address transportation challenges. The Authority partners with community organizations on everything from beautification to economic development to education and is committed to enhancing the community and activating urban spaces.

The Authority's overall mission is to provide safe, reliable, and financially sustainable transportation services to the Tampa Bay region while reinvesting customer-based revenues back into the community. The Authority's vision is to lead, partner, and implement safe, economically sound, and innovative multimodal transportation solutions for the Tampa Bay community. The Authority is currently updating the Strategic Blueprint; a strategic plan that defines goals and objectives that will guide the Authority for the next 10 years. The proposed goals of the Strategic Blueprint update are to proactively support the Tampa region's growth, sustain the Authority's financial position and business approach, use the Authority as a laboratory to develop the next generation transportation system, deliver community benefits and partnerships, and to raise the Selmon Expressway customer experience to the next level.

¹ "Expressway System" is referred to herein as those toll roads and associated feeder roads and other related structures, appurtenances, or rights previously designated, acquired or constructed pursuant to the Tampa-Hillsborough County Expressway Authority Law and other additional Expressway Projects as may be acquired or constructed as authorized and approved pursuant to Florida law, and such other roads and facilities as are designated part of the Expressway System pursuant to the provisions of the Tampa-Hillsborough County Expressway Authority Law.

1.4 Area Characteristics

The Expressway System primarily serves commuters traveling to and from Downtown Tampa and surrounding areas in all directions. Historically a commuter facility, the Selmon Expressway is now displaying diversification trends with growth throughout the day and growth in commercial traffic. Hillsborough and Pinellas Counties are the largest counties in terms of population and jobs in the Tampa Bay region. Hillsborough County is currently the most populous county in west central Florida and is anticipated to continue to grow considerably in the future. Each of the two counties has different characteristics. Hillsborough County outpaced Pinellas County in population growth. Average annual growth rates for the region generally outpaced the State of Florida. Hillsborough County growth remains strong even as the population swells, adding approximately the same population annually from 2000 to 2010 and from 2010 to 2019, with heavy growth in southern Hillsborough county regions of Riverview and Apollo Beach. Pinellas County growth is lower due to the almost full build out of the area. Hillsborough County has the region's largest business districts in the Westshore area and downtown Tampa, and approximately one third of the county is rural, while on the other hand Pinellas County is almost entirely built out. Some of the last remaining undeveloped land in the county is in the Gateway area, which is served by US92/Gandy Boulevard and ultimately the Selmon West Extension.

1.5 Parcels, Projects and Local Road Grid near the Site

See Exhibit 2 for additional information potentially relevant to the Site.

2 STATEMENT OF QUALIFICATIONS INSTRUCTIONS

2.1 Form of the SOQ

1. The Authority must receive all SOQs in the manner and at the locations stated in item number two (2) below, **no later than 11:15 a.m. Eastern on 12/6/2022**. Any submittal received after the stated time and date shall not be considered and will be deemed non-responsive. It shall be the sole responsibility of the Proposer to have its package delivered to the Authority by U.S. Mail, hand delivery, or any other method available to them; however, facsimile or electronic submittals will not be accepted. Delay in delivery shall not be the responsibility of the Authority. Submittals received after the deadline shall not be considered and may be returned only at the Proposer's expense.
2. One (1) original, four (4) signed copies and one (1) electronic Flash Drive copy of the submittal must be delivered to the Authority's Procurement Department in one package, clearly marked on the outside, **"Request for Qualifications No. E-1522 for Real Estate Planning Advisory Services for the Tampa-Hillsborough County Expressway Authority,"** with opening time and date, and sent or delivered to:

Shannon Bush – Contracts and
Procurement Manager

1104 East Twiggs Street, Suite 300
Tampa, FL 33602
Phone: (813) 272-6740

3. Type size shall not be less than 10-point font. The SOQ shall be indexed and all pages sequentially numbered. All pages and appendices must be firmly bound or stapled. The Proposals shall be limited to fifteen (15) single sided, 8 ½" by 11" pages, exclusive of the following:
 - Transmittal Letter
 - Front and back cover and divider sections
 - Key Staff Resumes
 - The Required Forms

2.2 Transmittal Letter

A Transmittal Letter must accompany the Proposer's SOQ and contain:

1. Legal name and type of legal entity of the Proposer that, if selected, will enter into a contract with the Authority. A Joint Proposal (i.e., a Proposal submitted by 2 or more firms as the prime consultant) will not be accepted.
2. Federal taxpayer identification number, address, and telephone number of Proposer.

3. Name, title, and contact information of the person to whom all matters regarding this solicitation should be directed.
4. Signature, name, title, and contact information of the person who has the authority to bind the Proposer to the submitted SOQ.
5. Please also identify whether Proposer is a minority or woman-owned business enterprise (and identify any relevant certifications).

2.3 Proposer Shall Include the Following Information in its SOQ:

1. All information requested in Sections 2.2, 2.3, 2.4, and Sections 3.1 – 3.3.
2. Detailed disclosure of the Proposer's litigation and claims history over the past five (5) years, including any bankruptcy proceedings, to include similar disclosures from any related or affiliated entities, or the owner/members, if Proposer has been in existence for less than five (5) years.
3. An affirmative statement that Proposer: (1) is not in default under any instrument or agreement to which it is a party or by which it or any of its properties or assets may be bound; (2) is not in violation of any applicable laws; or (3) has no knowledge of any threatened suit or action, any of which default or violation may reasonably be expected to have a material adverse effect on the financial condition of the Proposer.

Or, if Proposer cannot make such statement, please provide a detailed statement explaining such circumstances.

4. Client References. Provide a minimum of three (3) and up to a maximum of eight (8) transportation or similar references where the Proposer provided real estate planning advisory services similar to the Advisory Services sought here, indicating the scope of the services provided and the ultimate outcome of the engagement. Proposer is hereby notified that references may be contacted with regard to performance of the Proposer for previous services.

Please include the following information for each submitted reference:

- Client's Name, Address, Contact Person Clients Contact Phone Number, Clients Contact e-mail
 - Summary of services provided
 - Dates of engagement
 - Ultimate outcome/final result of the engagement (if services are ongoing, please provide a summary of the client's goals)
5. Any other information the Authority deems relevant or necessary, which will be requested in writing.

2.4 Required Forms

Proposer shall also include the following in its SOQ:

1. **Statement on Public Entity Crimes**

Failure of the Proposer to certify the firm as free from any "public entity crime" as defined in the Florida Statutes, Section 287.133 may result in rejection or disqualification of its proposal. (See Attachment A)

2. **Drug-Free Workplace**

Failure of the Proposer to certify the firm as a drug-free workplace in accordance with Florida Statutes, Section 287.087 may result in rejection or disqualification of its proposal. (See Attachment B)

3. **Addendum Acknowledgement**

Proposer shall acknowledge receipt of all Addenda with submission of its SOQ by completing the Addenda Acknowledgement Form. (See Attachment C) If the Proposer fails to acknowledge receipt of any such Addendum in the form provided, its Proposal will nevertheless be construed as though the Addendum had been received and acknowledged, and the submission of its Proposal will constitute acknowledgement of the receipt of the same.

2.5 Deadline for Questions

All requests for clarification or additional information should be made in writing via email by **5:00 p.m. Eastern on 11/21/2022** to: Procurement@tampa-xway.com.

3 EVALUATION CRITERIA

The following three (3) categories (the “Evaluation Criteria”) shall be included in each SOQ:

3.1 Qualifying background and experience of the Proposer for services of the same or similar nature of the Advisory Services (30 maximum points)

Select and describe up to five (5) similar advisory services contracts and/or transactions that demonstrate the Proposer’s unique ability to provide the Advisory Services sought in this SOQ and that demonstrate the Proposer’s ability to add value to the Site for the Authority. Such contracts and/or transactions shall demonstrate the Proposer’s:

- creative ability and vision;
- understanding of governmental entities and transportation-related projects and developments consistent with the community vision and goals;
- knowledge of the municipal market conditions and trends similar to that of the Authority;
- ability to deliver innovative transportation-related projects that demonstrably added value for the client: and
- While local knowledge or local office is not required by this procurement, local knowledge, in the sole discretion of the Selection Committee, may be utilized as a distinguishing factor.

3.2 Experience of the proposed Key Personnel (and Key Subconsultants, if any) with services of the same or similar nature of the Advisory Services being sought; Organization Chart for the Advisory Services (20 maximum points)

1. Provide an Organization Chart for the Advisory Services, describing the proposed role of each Key Personnel (and Key Subconsultants, if any) for the Advisory Services.
2. Provide resumés for Proposer’s Key Personnel (and Key Subconsultants, if any) for these Advisory Services.
3. To the extent not already provided in the above, include the following information for each Key Personnel:
 - Current job title and responsibilities with the firm.
 - Past and current relevant experience providing the same or similar services for transportation-related entities or projects.
 - The amount of the individual’s work capacity to be dedicated to the Advisory Services for the Authority.
 - Proposed work location for each individual.
 - Any working relationship on other projects with other members of the pro-posed team.
4. If Proposer’s Project Team will include any Key Subconsultants, Proposer shall also provide the following information for each Key Subconsultant:

- Name of Subconsultant and any of its employees who will be Key Personnel for these Advisory Services
- The role of the Subconsultant on this Project.
- Past and current relevant experience providing the same or similar services for transportation-related entities or projects.
- The amount of the Subconsultant's work capacity to be dedicated to the Advisory Services for the Authority.
- Any past working relationship on other projects with the Proposer.
- Please identify whether any Subconsultants are minority or women-owned business enterprises (and identification any relevant certifications)

Resumés for Proposer's Key Personnel (and Key Subconsultants, if any) do not count towards the page limit and should be included as an appendix.

3.3 Proposed Approach to Providing the Advisory Services to the Authority (50 maximum points)

Provide a detailed narrative of the Proposer's approach to providing the Advisory Services to the Authority. Proposer should identify the complete suite of the individualized Advisory Services it proposes to provide to the Authority and the Proposer's unique, detailed approach to providing such Advisory Services.

Proposer's narrative should, at a minimum, specifically discuss how Proposer would assist the Authority in the following stages of the solicitation for the development of the Site:

.1 Planning – how the Proposer would assist the Authority in establishing objectives for the Site and identifying benchmark criteria to measure success of the ultimate project chosen for the Site

.2 Solicitation – how the Proposer would assist the Authority in preparing the competitive solicitation documents; how the Proposer would provide support after release of the solicitation

.3 Evaluations – how the Proposer would assist the Authority during the evaluation of the proposals, such as providing analysis of project cost comparisons, financing options, risk assessment, operations and maintenance assessment, etc.

.4 Negotiations – how the Proposer would assist the Authority during the negotiations stage of the solicitation.

Proposer may utilize its previous experience with similar clients and explain its methodology in each step that is required in providing the Advisory Services. It is understood that there may be different methods utilized or services provided depending on the ultimate strategy decided for optimal utilization of the Site, but Proposer may draw upon its previous experience and provide examples of past projects, the steps that were followed, challenges that were overcome, and lessons learned during such projects and apply those experiences to demonstrate understanding of the Advisory Services to be performed for the Authority.

4 EVALUATION AND AWARD PROCESS

4.1 Evaluative Process

In accordance with this RFQ, responsive SOQs will be evaluated by an Evaluation Committee. The Evaluation Committee will score the Proposers based on the Evaluation Criteria set forth in Section 3 above. The Evaluation Committee will hold a public meeting to identify the most qualified Proposers. The Evaluation Committee intends to recommend no more than six of the most qualified Proposers for shortlisting to the Authority's Board of Directors. The SOQ scores will be used to select Proposers for the shortlist only and will not carry through to the Interview ranking.

Shortlisted Proposers will be scheduled for an interview. Following interviews, the Evaluation Committee shall hold a public meeting to evaluate and rank the Proposers. The Evaluation Committee shall rank, in order of preference, the shortlisted Proposers (1st, 2nd, 3rd, etc.) overall, based on the Evaluation Criteria.

The Evaluation Committee will then make its final ranking recommendation to the Authority's Board of Directors for approval. Posting of Notice of Intended Final Ranking will be on the Authority's website and Demandstar.

The Authority reserves the right to solicit from available sources relevant information concerning a Proposer's past performance and may consider such information in its selection processes.

All recommendations and decisions regarding award will be made at open public meetings in accordance with the requirements of Section 286.011, Florida Statutes, and all interested parties are invited to attend such meetings.

4.2 Selection, Negotiations, and Award

The Authority's Board of Directors shall make a final ranking of the shortlisted Proposers and instruct Authority staff to engage in negotiations with the top-ranked Proposer and as set forth below.

The Authority staff and the highest-ranked Proposer will begin negotiations for a comprehensive agreement, including all relevant terms and conditions, and other appropriate guarantees. The Authority shall be the sole judge of its own best interests, as reflected in the selected Proposals and the negotiated agreement. If the Authority is not satisfied with the results of the negotiations with the top-ranked Proposer, negotiations shall be formally terminated. The Authority may then direct staff to undertake negotiations with the second-ranked Proposer or subsequent-ranked Proposer, in the order consistent with this procedure, until an agreement is reached, or Authority decides to terminate the procurement.

The Authority reserves the right to award a Contract to more than one Proposer.

Posting of Notice of Award of Contract will be posted on Demandstar and the Authority's website.

4.3 Protest Policy

1. Protests Prior to Notice of Award.

Any person wishing to protest the Authority's procurement process or its solicitation documents for the procurement of services must file a Notice of Intent to Protest accompanied by a Protest Bond in the amount of \$5,000, or for such amount as set forth in the solicitation documents within 72 hours of the Authority's publication of the solicitation documents, (excluding Saturdays, Sundays, and legal holidays). Within five (5) calendar days of the filing of the Notice of Intent to Protest and posting of bond, the protesting party must file a written protest stating with particularity the facts and law upon which the protest is based. The protest should: (1) state the specific provision(s) of the bid or proposal package or process applicable to the protest; (2) state the specific manner or method in which the protesting party alleges that the Authority erred in its interpretation or implementation of its solicitation process, procedures or statutory provisions; (3) state the basis upon which the protest is premised; and (4) state the protesting party's position and arguments of law, including any evidence supporting the position.

2. Protests After Notice of Award.

An unsuccessful Proposer who wishes to protest the Authority's actions leading up to a notice of recommendation to either reject any or all bids or proposals, or to make an award ("Notice of Decision"), must file a Notice of Intent to Protest, accompanied by a Protest Bond in the amount of \$5,000, or for such amount as shall be set forth in the solicitation documents, with the Authority within 72 hours of the Authority's publication of its Notice of Decision, (excluding Saturdays, Sundays, and legal holidays). The Protest Bond required herein shall be in addition to the Protest Bond referenced in Paragraph 4.3.1 above. Within five (5) calendar days of the filing of the Notice of Intent to Protest and posting of bond, the protesting party must file a written protest stating with particularity the facts and law upon which the protest is based. The protest should: (1) state the specific provision(s) of the solicitation or process applicable to the protest; (2) state the specific manner or method in which the protesting party alleges that the Authority erred in its interpretation or implementation of its solicitation process, procedures, or statutory provisions; (3) state the basis upon which the protest is premised; and (4) state the protesting party's position and arguments of law, including any evidence supporting the position.

5 GENERAL INFORMATION, TERMS, AND CONDITIONS

5.1 CONTRACT AWARDS

The Authority anticipates entering into a comprehensive agreement with the proposer(s) that submits the proposal judged by the Authority to be most advantageous to the Authority based on all of the evaluative factors set forth in the published procurement documents.

The Proposer understands that this RFQ does not, in itself, constitute an agreement with or offer to the Proposer.

The successful proposer(s) shall be required to execute an agreement, in form and content acceptable to the Authority, indemnifying and holding harmless the Authority, its officials, officers, employees, and agents from all claims. The Authority requires the selected firm(s) make an affirmative statement to the effect that their retention shall not result in conflict of interests with respect to the Authority.

The Authority shall be the sole judge of the submittals and the resulting negotiated agreement that is in the Authority's best interest, and the Authority's decision shall be final.

5.2 SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN OR THE IRAN PETROLEUM ENERGY SECTOR LIST

By executing this proposal through a duly authorized representative, the proposer certifies that the proposer is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, as those terms are used and defined in sections 287.135 and 215.47, Florida Statutes. In the event that the proposer is unable to provide such certification but still seeks to be considered for award of this solicitation, the proposer shall execute the proposal through a duly authorized representative and shall also furnish together with its Proposal response a duly executed written explanation of the facts supporting any exception to the requirement for certification that it claims under Section 287.135 of the Florida Statutes. The proposer agrees to cooperate fully with the Authority in any investigation undertaken by the Authority to determine whether the claimed exception would be applicable. The Authority shall have the right to terminate any contract resulting from this solicitation for default if the proposer is found to have submitted a false certification or to have been placed on the Scrutinized Companies for Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

5.3 EQUAL OPPORTUNITY

The Authority requires that the selected proposer will not discriminate under the contract against any person in accordance with federal, state, and local governments' regulations. The Authority recognizes fair and open competition as a basic tenet of public procurement and encourages participation by minority, and women business enterprises.

5.4 IRREGULARITIES: REJECTION

The Authority reserves the right to delay or terminate this procurement, reject all proposals, any proposal not conforming to this Request for Qualifications, and to waive any irregularity or informality with respect to any proposal. The Authority further, reserves the right to request clarification of information submitted and to request additional information from one or more proposers.

SOQs not meeting stated minimum terms and qualifications may be rejected by the Authority as non-responsive or irregular. However, the Authority reserves the right to waive any irregularities, technicalities, or informalities in any SOQs. The Authority reserves the right to reject the SOQs of any proposer in arrears or in default upon any debt or contract to the Authority or who have failed to perform faithfully any previous contract with the Authority or with other governmental jurisdictions. The Authority reserves the right to reject any or all SOQs without cause.

5.5 DEVELOPMENT COSTS

The Authority, Board, and its representatives shall not be liable for any expenses incurred in connection with responding to this solicitation. Proposer should prepare its response simply and economically, providing a straightforward and concise description of the Proposer's ability to meet the objectives and requirements of the solicitation.

5.6 ADDENDA

All interpretations, corrections and supplemental instructions will be in the form of written Addenda to the solicitation documents which, if issued, will be posted on the Authority's procurement website and DemandStar (www.DemandStar.com). Only the interpretation or correction issued in a written Addendum shall be binding, and prospective Proposers are warned that no other source or form of communication is authorized to give information concerning, or to explain, interpret, or modify the solicitation documents. If the Proposer fails to acknowledge receipt of any such Addendum in the form provided, its Proposal will nevertheless be construed as though the Addendum had been received and acknowledged, and the submission of its Proposal will constitute acknowledgement of the receipt of the same.

5.7 S/D/M/WBE PARTICIPATION

Due to the specialized nature of the required services for this solicitation and the limited subconsultant opportunities available, the Authority will not require a specific objective for S/D/M/WBE participation.

5.8 PUBLIC RECORDS

Unless specifically exempted by law, all information supplied to the Authority is subject to disclosure by the Authority under the State of Florida Public Records Law, Florida Statutes Chapter 119.07 ("Public Records Law"). The Authority shall permit public access to all documents, papers, letters or other material submitted in connection with this solicitation and the Contract to be executed for this solicitation, subject to the provisions of Chapter 119.07 of the Florida Statutes. If a Proposer submits any documents or other information to the Authority which the Proposer claims is confidential information and exempt from Florida Statutes Chapter 119.07 ("Public Records Law"), the Proposer shall clearly designate that it is confidential information and that it is asserting that the document or information is exempt. The Proposer must specifically identify the exemption being claimed under Florida Statutes 119.07.

The Authority may disclose confidential information to the extent required by law or regulation, or any validly issued subpoena or court order within the required time frame even if it is less time than that outlined above. Also, the Authority may release the Proposer confidential information if the Proposer fails to strictly comply with any or all of the requirements outlined above.

5.9 CONE OF SILENCE/ANTI-LOBBYING

This procurement shall be governed by a Cone of Silence set forth in Section 520.06 of the Authority's Procurement Policy. Proposers, including any representatives, shall refrain from contacting or communicating with any member of the Authority, including Members of the Board of the Authority, regarding this procurement.

No Proposer shall contact, lobby or otherwise communicate with any Board member following the issuance of this SOQ or any other competitive solicitation. This prohibition includes any communication between any person who seeks an award from the Authority, including a potential vendor or vendor's representative and any Board of Directors member, Authority staff or any person appointed by the Authority to evaluate or recommend selection in a procurement process. For purposes of this section, "vendor's representative" means an employee, partner, officer, or director of a potential vendor, or consultant, lobbyist, or actual or potential subcontractor or subconsultant of a vendor. This prohibition shall not apply to the limited circumstances set forth above for the Pre-submittal Conference(s) and written questions. Nothing contained herein shall prohibit the Authority from initiating contact in writing with potential vendors and subsequent communication related thereto for the purpose of obtaining further information regarding the RFQ. Any violations of this Cone of Silence may subject the offending Proposer to a disqualification from the procurement and rejection of any proposal or submittal. The intent of the Authority is to continue promoting a fair, transparent, competitive procurement process.

ATTACHMENT A

SWORN STATEMENT UNDER SECTION 287.133 (3)(a) FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

1. This sworn statement is submitted by _____ as
_____ of
_____ whose business address is
_____ and (if applicable) its
Federal Employer Identification Number (FEIN) is _____.
2. I understand that a “public entity crime” as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity in Florida or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
3. I understand that “convicted” or “conviction” as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that “affiliate” as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
 - A. A predecessor or successor of a person convicted of a public entity crime; or
 - B. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm’s length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
5. I understand that a “person” as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors,

executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members or agents who are active in the management of _____, the entity, nor any affiliate of the entity have been convicted of a public entity crime subsequent to July 1, 1989.

By

Date

STATE OF COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____ who is personally known to me or who produced a _____ as identification and who did take an oath.

Notary Public _____

My commission expires:

ATTACHMENT B

DRUG-FREE WORKPLACE FORM

The undersigned vendor, in accordance with Florida Statutes, Section 287.087 hereby certifies that _____ does:

Name of Business

1. Publish a statement of notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in Paragraph 1.
4. In the statement specified in paragraph 1, notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employees will abide by the terms of a statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Florida Statute 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction of or require the satisfactory participation in a drug abuse assistance or rehabilitation program is such is available in the employee's community, by any employee who is convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1 thru 5.

As the person authorized to sign this statement, I certify that this firm complies with the above requirements.

Proposer's Signature

Date

**ATTACHMENT “C”
ADDENDA ACKNOWLEDGEMENT FORM**

Acknowledgment is hereby made by Proposer of the following Addenda (identified by number) received since issuance of the RFQ:

ADDENDA	DATE

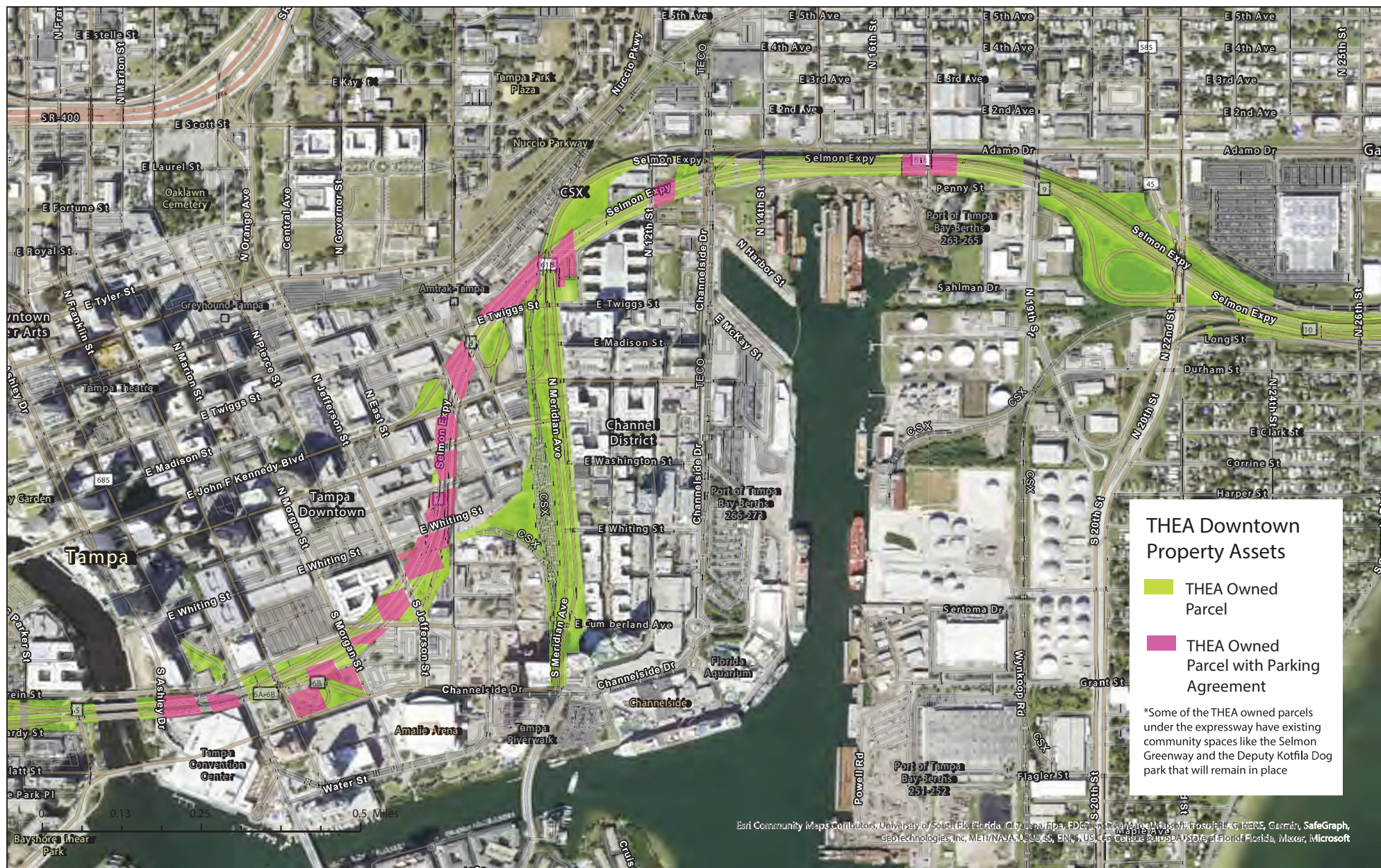
ADDENDA	DATE

Proposer’s Name: _____

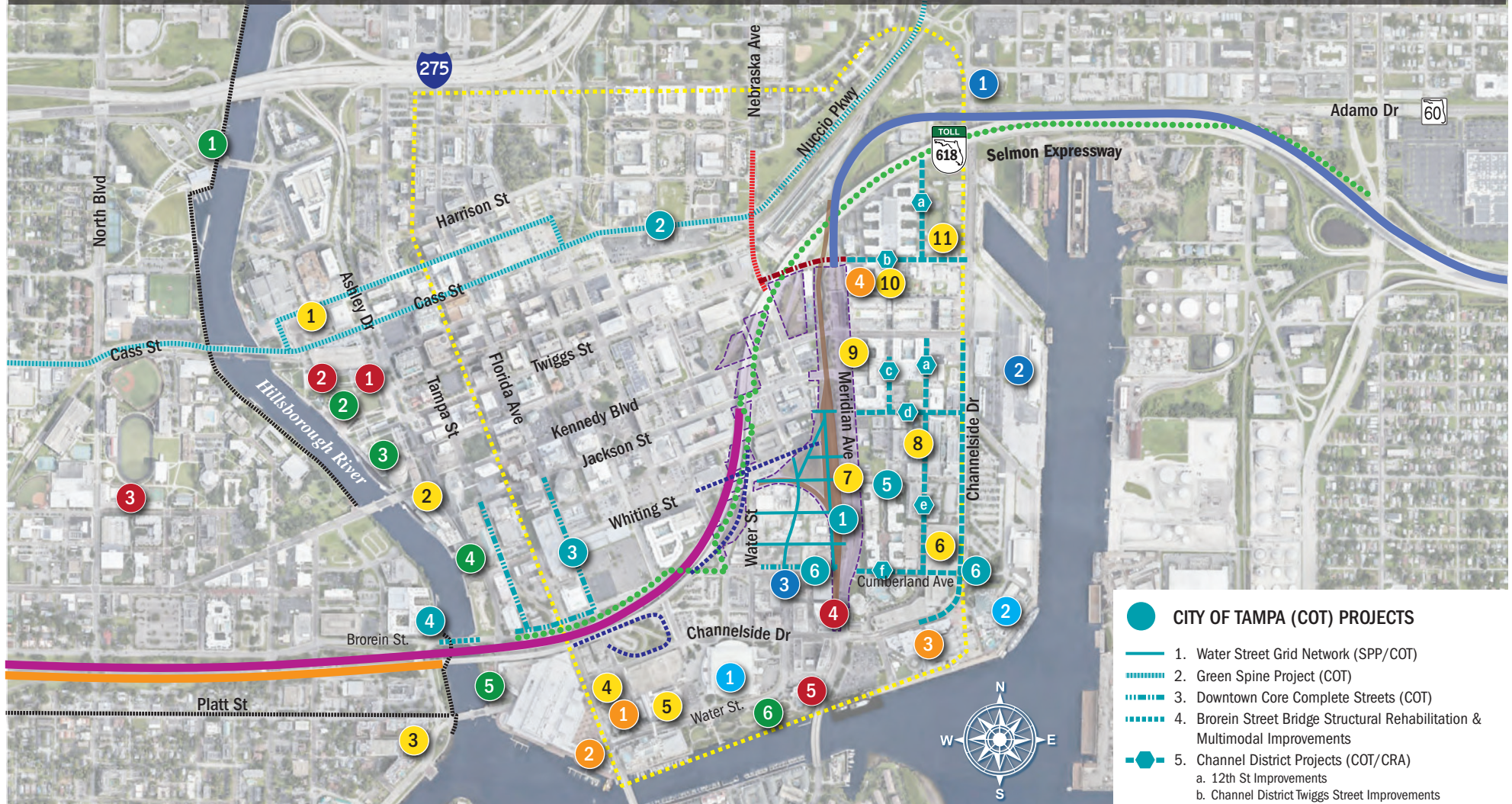
Proposer’s Signature

Date

AMENDED- EXHIBIT 1



THEA Projects and Downtown New and Emerging Projects/Development



LEGEND

- South Selmon Capacity Design-Build
- South Selmon Safety Project
- Selmon System Mobility Grant Pursuits
- Meridian Improvement at Twiggs

- - - Whiting Street PD&E Study
- - - Nebraska Avenue Improvements
- - - Meridian Development at Whiting
- CSX Tracks Removal

- - - CV Real World Test Site
- - - Selmon Greenway & Trail Improvements
- - - West River BUILD Grant Project

CITY OF TAMPA (COT) PROJECTS

- 1. Water Street Grid Network (SPP/COT)
- - - 2. Green Spine Project (COT)
- - - 3. Downtown Core Complete Streets (COT)
- - - 4. Brorin Street Bridge Structural Rehabilitation & Multimodal Improvements
- 5. Channel District Projects (COT/CRA)
 - a. 12th St Improvements
 - b. Channel District Twiggs Street Improvements
 - c. 11th St Improvements
 - d. Whiting Street Improvements
 - e. 12th Street Improvements (Whiting to Cumberland)
 - f. Cumberland Ave Improvements
- - - 6. Cumberland Avenue Extension (COT)

Institutions

1. Glazer Children's Museum
2. Tampa Museum of Art
3. University of Tampa Expansion
4. USF Health Morsani College of Medicine
5. Tampa Bay History Center

Parks & Recreation

1. Julian B Lane Park Master Planning
2. Curtis-Hixon Waterfront Park
3. Kiley Garden Refurbished
4. MacDill Park on the Riverwalk
5. USF Park on the Riverwalk
6. Cotanchobee Park

Retail & Amenities

1. Poe Streetcar Plaza
2. Sail Outdoor Bar
3. Sparkman Wharf Multi-Use Development
4. Publix Supermarket

Residential & Hotels

1. Planned High-Rise Residential Tower
2. Loft Hotel
3. Condos
4. Embassy Suites Hotel
5. JW Marriott Tampa Water Street
6. Eleve61
7. 111 N. Meridian
8. Channelside District Residential Tower
9. Home2 Suites by Hilton
10. Channel Club II
11. Mixed-Use Residential Tower

Master Plans & Developments

1. 50-Acre Gas Worx Master Plan in Ybor (apts., office & retail)
2. Ports \$1.7B Master Plan
3. \$3B+ Water Street Development Underway

Attractions

1. Amalie Arena \$40M Upgrade
2. Florida Aquarium Expansion