



REQUEST FOR QUALIFICATIONS (RFQ)
FOR
REAL ESTATE DEVELOPMENT OPPORTUNITIES
THEA PROJECT NO. E-0326

RFQ Issue Date:06/25/2026

Response Due Date:08/19/2026 at 12:00 p.m. EDT

RESPONSIBLE DEPARTMENT

Executive Director

Greg Slater

PROCUREMENT DEPARTMENT

Toni Atkinson, Procurement Manager

1104 East Twiggs Street, Suite 300, Tampa, Florida 33602

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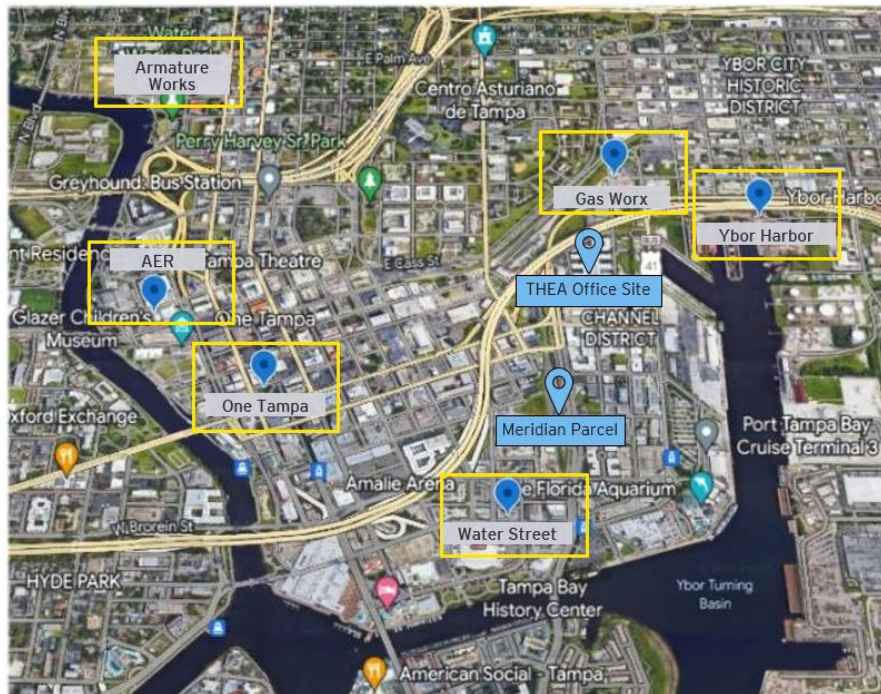
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SECTION 1: EXECUTIVE SUMMARY

The Tampa-Hillsborough County Expressway Authority (“THEA” or the “Authority”) owns strategically located real property assets in downtown Tampa, Florida, that present a significant opportunity for thoughtful redevelopment in support of THEA’s mission, long-term operational needs, and the public interest. This solicitation relates to two publicly owned sites: (i) the approximately 1.41-acre undeveloped Meridian Site located at South Meridian Avenue and East Whiting Street, and (ii) the approximately 1.42-acre THEA Office Site located at 1104 East Twiggs Street, currently improved with THEA’s headquarters and operational facilities.



THEA is exploring development approaches that may include development of the Meridian Site, redevelopment of the THEA Office Site, or a coordinated approach involving both sites. In connection with any redevelopment of the THEA Office Site, THEA must maintain continuous administrative and operational functionality throughout any interim development period, whether through phased delivery, interim space, or delivery of replacement space prior to vacating the existing facility.

THEA is issuing this Request for Qualifications (“RFQ”) as Step 1 of a two-step, competitive procurement process to identify development teams with the qualifications, experience, capacity, and demonstrated understanding necessary to advance a complex urban development involving real property currently owned by THEA in a transportation-adjacent environment.

Step 1 (RFQ) involves a qualifications-based submission. The intent of this RFQ step is to evaluate Respondents based on team qualifications, experience, past performance, and proposed approach. This RFQ does not solicit, and THEA will not evaluate detailed design submissions,

pricing, rent terms, purchase prices, pro formas, or other negotiated commercial terms at this stage. No contract will be awarded as a result of this RFQ.

Step 2 (RFP) involves competitive proposals. Following completion of the RFQ evaluation, THEA anticipates issuing a subsequent Request for Proposals (“RFP”) to a shortlist of the most highly qualified Respondents. The RFP phase is expected to request more detailed development and commercial proposals, including proposed development program and approach, transaction structure (such as a ground lease or fee simple sale framework), economic consideration to THEA, schedule, and other terms and conditions for negotiation and potential Board approval.

Participation in this RFQ does not obligate THEA to issue an RFP, to select any Respondent, or to award any contract or only one contract. THEA reserves the right to select more than one Respondent for award if THEA determines doing so would be in its best interest.

SECTION 2: AUTHORITY BACKGROUND AND DEVELOPMENT OPPORTUNITIES

A. Background on the Authority

THEA is an award-winning and vibrant transportation agency responsible for the construction, reconstruction, improvement, extension, repair, maintenance and operation of the expressway system. The Authority was established in 1963, pursuant to Chapter 348, Florida Statutes, as a body politic and corporate and an agency of the State and operates pursuant to sections 348.50 – 348.70, Florida Statutes (the “Enabling Act”). 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 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.

The Authority owns and operates the Lee Roy Selmon Expressway toll road (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. The Authority is committed to bringing the best technology and most progressive concepts possible to address transportation challenges. The Authority owns numerous land parcels in the vicinity of the Selmon Expressway including the Meridian Site parcels, described in Section 2.C below, which historically housed railroad tracks and storm water facilities, and the THEA Office Site. In addition

to the Meridian Site parcels and the THEA Office Site, the Authority owns other downtown parcels designated for parking, infrastructure, or future development (see, generally, Exhibits C and D). The primary purpose of acquiring these other downtown parcels was to build, expand, and maintain the Selmon Expressway; its non-tolled feeder roads (Brandon Parkway and Meridian Avenue); and the Selmon Greenway, a 1.7-mile multi-use trail that runs east-west under the Selmon Expressway through downtown Tampa and connects with the City's Riverwalk and the Meridian Trail.

These other downtown parcels were initially acquired as part of right-of-way for the Selmon Expressway, controlling ingress and egress to and from the Selmon Expressway, but are now oriented towards community-focused public projects along the Selmon Expressway such as the Selmon Greenway. 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.

B. Procurement Framework

Pursuant to Section 348.54(3), Florida Statutes, THEA is authorized to acquire, purchase, hold, lease as lessee, and use real property or any interest therein that is necessary or desirable for carrying out the purposes of the Authority, and to sell, lease as lessor, transfer, and dispose of any property or interest therein at any time acquired by it. This procurement is conducted in accordance with THEA's Enabling Act, applicable provisions of Chapters 287 and 348, Florida Statutes, and THEA's duly adopted procurement policies and procedures, including without limitation THEA Policy Series 500 (Procurement Policy) and any other applicable Board-approved policies.

THEA is conducting a competitive, two-step procurement process to identify qualified and experienced real estate development teams for potential development involving certain real property currently owned by THEA. Step 1 of the process is this Request for Qualifications ("RFQ"), which is intended to evaluate Respondents on a qualifications-based basis and to identify a limited number of the most highly qualified Respondents to proceed to Step 2. Step 2 is a subsequent Request for Proposals ("RFP"), if issued, which is expected to solicit more detailed information regarding development approach, Potential Site Development Configurations, Anticipated Development Use Cases, Proposed Transaction Structures (including ground lease and fee simple sale frameworks), economic consideration, and other commercial terms. No contract award will be made as a result of this RFQ.

During Step 1, THEA will review Statements of Qualifications ("SOQs") for responsiveness and responsibility and will evaluate responsive and responsible SOQs using the cumulative scoring criteria and point values set forth in this RFQ. The Evaluation Committee may request clarifications as permitted in the RFQ framework, and THEA reserves the right to proceed in a manner consistent with its governing authority and Board-approved policies. Following scoring, THEA will establish a ranked list of the most highly qualified Respondents for purposes of determining which Respondents, if any, will be invited to proceed to Step 2.

If THEA elects to proceed to Step 2, THEA anticipates issuing an RFP only to those Respondents invited forward based on Step 1 results. The RFP phase, if issued, will request the more detailed development and commercial information necessary for THEA and its Board of Directors to evaluate alternatives, negotiate terms, and consider potential approvals based on the criteria set forth in the RFP. THEA reserves the right to modify the scope, sequencing, and structure of Step 2 consistent with applicable law and THEA policy. THEA also reserves the right to award this procurement to one or more Respondents, one or more Site Development Configurations, or to discontinue the procurement process if THEA determines that doing so is in its best interest.

C. Project Sites

THEA currently owns two strategically located parcels of real property in downtown Tampa that are being evaluated for potential redevelopment as part of this Request for Qualifications (the “RFQ”). These properties include: (i) an approximately 1.41-acre undeveloped site located at South Meridian Avenue and East Whiting Street (the “Meridian Site”), and (ii) an approximately 1.42-acre parcel located at 1104 East Twiggs Street, currently improved with THEA’s headquarters and operational facilities (the “THEA Office Site”). The Meridian Site and the THEA Office Site are referred to collectively as the “Project Sites.”

- Meridian Site: The Meridian Site is located immediately adjacent to current and future phases of the Water Street Tampa development and represents a significant urban infill opportunity within the downtown core. It presents the potential for a mixed-use development that is commensurate with and complementary to surrounding development patterns and market growth. Depending on the development scenario ultimately pursued, the Meridian Site may also accommodate future THEA operational or headquarters uses. The Meridian Site’s location at the intersection of major transportation infrastructure and emerging mixed-use districts underscores its significance as a long-term strategic asset. Exhibit A to this RFQ provides additional information regarding the Meridian Site.
- THEA Office Site: The THEA Office Site consists of an existing 27,727 gross square foot facility that currently houses THEA’s corporate headquarters, executive and administrative offices, operational staff, and traffic management center. The THEA Office Site is situated at the northern edge of the Channelside District, in proximity to Ybor City, Tampa Union Station, and other established transportation and civic infrastructure. As part of this procurement, THEA is open to evaluating redevelopment scenarios that include relocation of its headquarters and operational functions from the THEA Office Site, provided that THEA can maintain continuous administrative and operational functionality throughout any interim development period. In the event that relocation is pursued, THEA would require either interim office facilities or delivery of replacement office space prior to vacating the existing THEA Office Site. Once such replacement or interim facilities are available for use

(the “THEA Office Space”), THEA would no longer require continued use of the existing THEA Office Site. Requirements applicable to the THEA Office Space are set forth in Exhibit B.

The Project Sites present a range of potential development scenarios within a concentrated and highly connected geographic area. Additional context regarding surrounding development activity, downtown market conditions, and other THEA-owned property assets is provided in Exhibits C and D, which are intended to inform Respondents’ understanding of the broader development environment and the strategic context for this procurement.

D. Alignment with THEA’s Mission and Project Goals

THEA seeks development partners whose experience and approach align with the Authority’s mission and long-term objectives, including advancement of transportation connectivity, support for transit-oriented and mobility-enhancing development, and delivery of projects that generate sustainable revenue and public benefit.

Alignment with THEA’s Mission

- **Transportation Initiatives.** Support and integrate with THEA’s existing and planned transportation initiatives, including the Whiting Street Extension as reflected in the Whiting Street Project materials and Project Development and Environment Study (located at: <https://whitingstreetproject.com/>) by considering the incorporation of elements associated with the Selmon Greenway, Meridian Avenue, downtown parking systems, transit facilities, and micromobility infrastructure, as well as opportunities to create functional synergies with THEA’s headquarters and other transportation system components serving the Tampa region.
- **Connectivity.** Strengthen connectivity between the Selmon Expressway and surrounding residential, commercial, and mixed-use districts. This includes leveraging the Meridian Site’s central location to enhance linkages to nearby neighborhoods such as Water Street, Channelside, Gas Worx, Ybor Harbor, and downtown Tampa, while also improving connections to other transportation modes, including the Tampa Streetcar network, Tampa Union Station, micromobility facilities, and the Meridian and Lee Roy Selmon Greenway.
- **Community Focus.** Prioritize community-centric enhancements that contribute to the public good, such as accessible green spaces, cultural hubs, and infrastructure that serves the local population, while also considering the sustainable economic viability of the Project Sites.

Project Goals

- **Community Impact.** Serving the growing and changing population in Tampa in the long- term while maintaining a community focus.

- **Site Control and Risk Mitigation.** Appropriate control of site and risk mitigation.
- **Promote sustainable revenue streams and asset monetization.** Promote long-term recurring revenue to support THEA operations and/or an upfront monetization/ financial benefit to THEA.
- **Feasibility and Execution.** Implement a reasonable approach to execution, plan, and timeline. Any proposal to relocate from the THEA Office Site must include specific plans for the availability of appropriate office space during any interim development period as described below.
- **Incorporation of mobility focused transportation elements.** Improved connectivity between the Selmon Expressway and the Channelside District, Selmon Greenway, Ybor Harbor, Water Street, downtown and the Selmon Expressway that enables commuter transit connectivity, connected/autonomous vehicle shuttles, smart parking garages, rideshare and car sharing priority, intermodal center passenger processing space, micro-mobility/first-mile last-mile docking space and future potential for eVTOL facilities.

E. Potential Site Development Configurations

For purposes of this RFQ, potential Site Development Configurations may include (1) development of the Meridian Site only, (2) development or redevelopment of the THEA Office Site only, or (3) a coordinated development involving both Project Sites.

Identification in a Statement of Qualifications of one or more Site Development Configurations is intended solely to assist THEA in evaluating Respondents' qualifications, experience, and intended project approach and does not constitute a commitment by THEA to pursue any particular configuration. These configurations are presented to describe the scope of site participation that may be considered in a subsequent procurement phase and are not intended to solicit development proposals or commitments at this stage. Any selection of a configuration(s) for further consideration, if at all, will occur only pursuant to a subsequent Request for Proposals.

F. Anticipated Development Use Cases

THEA is not prescribing a specific development program or use mix at this stage of the procurement process. Instead, THEA seeks to identify development teams with experience delivering projects that are responsive to market conditions, regulatory constraints, and community context. Relevant experience may include, but is not limited to, projects involving:

Commercial and general office development; retail uses; hotel or hospitality uses; mixed-use development; multifamily residential development.

Respondents should demonstrate experience delivering development programs that are consistent with zoning regulations, site constraints, regional planning objectives, and community context.

G. Proposed Transaction Structures

While the RFQ phase is focused on qualifications rather than specific commercial terms, THEA anticipates that the subsequent RFP may include one or more of the following transaction structures:

- Ground Lease: Long-term ground lease arrangements, which may include base rent, percentage rent, participation mechanisms, reversion provisions, and other customary commercial terms, or
- Fee Simple Sale: Fee simple conveyance of one or more parcels, subject to negotiated commercial terms, conditions, and applicable legal requirements.

At the RFQ stage, Respondents are not required to propose, select, or advocate for a specific transaction structure. Rather, Respondents should demonstrate experience with development projects delivered under similar public-sector transaction frameworks and an understanding of the considerations applicable to each structure. Any transaction structure ultimately pursued will be subject to THEA’s Enabling Act and all applicable laws, rules, regulations, and site-specific conditions.

SECTION 3: SCHEDULE AND OPTIONAL PRE-SUBMITTAL MEETING

A. Schedule of Events

The procurement process will adhere to the schedule below. All times given are Eastern Time. THEA reserves the right to make changes or alterations to the schedule by written addendum as THEA determines in its best interest. Unless otherwise notified in writing by THEA, the dates, times, and locations indicated below for submission of items or other actions on the part of a Respondent shall constitute absolute deadlines for those activities, and failure to fully comply by the time stated shall be cause for the Respondent's SOQ to be rejected and disqualified from further consideration.

Date and Time (all times Eastern)	Description	Location
06/25/2026 by 5:00 PM	RFQ Advertisement Published	Authority Website and DemandStar
07/17/2026 10:00 AM	Pre-Proposal Meeting	In-person attendance <u>Authority's Office:</u> 1104 East Twiggs Street Tampa, Florida 33602. Virtual attendance Email procurement@tampaxway.com for virtual link request
07/24/2026 by 12:00 PM	Deadline for Proposers to Submit Questions to the Authority	Email to Procurement@tampaxway.com
08/3/2026 by 5:00 PM	Deadline for the Authority to Respond to Proposer Round 1 Questions	Authority Website and DemandStar
08/19/2026 by 12:00 PM	Deadline for Submission of Statements of Qualifications	Physical Copy sent to Authority's Office & Uploaded to Proposer's assigned OneDrive folder to be provided by the Authority.
09/9/2026 by 5:00 PM	Deadline for Evaluation Committee to Submit Scoring to Procurement Office	Email to Procurement@tampaxway.com
09/17/2026 at 10:00 AM	Evaluation Committee Meets to Confirm Scoring	In-person Meeting <u>Authority's Office:</u> 1104 East Twiggs Street, Suite 300 Tampa, Florida 33602.
09/18/2026 by 5:00 PM	Posting of Notice of Intended Shortlist	Authority Website and DemandStar
09/28/2026 at 1:30 PM	Board Approval of Shortlist	<u>Authority's Office:</u> Authority Board Room 1101 E. Twiggs Street Tampa, FL 33602
09/29/2026 by 5:00 PM	Posting Notice of Shortlist	Authority Website and DemandStar
10/11/2026 by 5:00 PM	Issuance of RFP to Shortlisted Respondents	Notification Sent to Proposer's Email Address
10/28/2026 by 5:00 PM	Deadline for Submission of RFP Questions	Emailed to Procurement@tampaxway.com

Date and Time (all times Eastern)	Description	Location
11/9/2026 by 5:00 PM	Deadline for the Authority to Respond to Proposer Questions	Authority Website and DemandStar
12/1/2026 by 12:00 PM	Deadline for Submission of Proposals	Upload to Authority-designated OneDrive folder
12/15/2026 – 12/16/2026 (time slots will be provided to proposers)	Oral Presentations/Interviews	<u>In-Person at Authority’s Office:</u> Authority Board Room 1101 E. Twiggs Street Tampa, FL 33602
1/12/2027 at 10:00 AM	Evaluation Committee Meets to Determine Ranking	<u>Authority’s Office:</u> 1101 E. Twiggs Street Tampa, FL 33602
1/13/2027 by 5:00 PM	Posting Notice of Intended Final Ranking	THEA Website; DemandStar
1/25/2027 at 1:30 PM	Board Approval of Final Ranking and Award of Contract	<u>Authority’s Office:</u> Authority Board Room 1101 E. Twiggs Street Tampa, FL 33602
1/25/2027 by 5:00 PM	Posting Notice of Decision	THEA Website; DemandStar

B. Optional Pre-Submittal Meeting

THEA may conduct a pre-proposal meeting for the purpose of reviewing the objectives of this RFQ, outlining the overall procurement process, and clarifying the requirements for submission of Statements of Qualifications.

Attendance at the pre-submittal meeting is optional and is not a prerequisite for submitting a Statement of Qualifications. Any official changes, clarifications, or interpretive guidance resulting from the pre-submittal meeting will be issued, if at all, only through a written addendum. No oral statements or discussions shall be binding on THEA.

All questions concerning this RFQ shall be directed to THEA’s Procurement Office at: **Procurement@tampa-xway.com**.

C. Changes to Schedule or Meeting Place

Any changes to the Schedule of Events or meeting place/time will be posted as an addendum and published through the DemandStar System (www.demandstar.com) and will also

be available through a link on the THEA website (www.tampa-xway.com) under the Procurement Notice section and posted at THEA’s administrative offices.

D. Special Accommodations

Any person requiring special accommodations to attend or participate in a THEA meeting regarding this advertisement, pursuant to the Americans with Disabilities Act, should contact the THEA Procurement Manager in person at: 1104 East Twiggs Street, Suite 300, Tampa, Florida 33602 or by telephone at 813-272-6740, or by email at Procurement@tampa-xway.com at least five (5) business days prior to the scheduled meeting.

SECTION 4: STEP 1 EVALUATION CRITERIA AND SCORING METHODOLOGY

A. Scoring Matrix

The following scoring matrix summarizes how SOQs submitted in response to this RFQ will be evaluated and scored.

<u>Evaluation Criteria</u>	<u>Maximum Points</u>
Qualifications of the Respondent	30 Points
Relevant Project Experience and Past Performance	25 Points
Project Approach	25 Points
Financial Capacity and Organizational Strength	20 Points
Total	100 Points

Responsive Statements of Qualifications will be evaluated by an evaluation committee (“Evaluation Committee”) as further described in Section 5 of this RFQ. The purpose of the evaluation is to identify those Respondents that, based on demonstrated qualifications, experience, organizational capacity, and financial credibility, are best suited to advance to Step 2 of the procurement process and potentially participate in a subsequent Request for Proposals.

The evaluation and scoring process is intended to allow the Evaluation Committee to exercise informed professional judgment while applying a structured and consistent framework across the submissions. The Authority intends to score each responsive Statement of Qualifications on a 100-point scale utilizing a cumulative scoring method, with points allocated among the evaluation categories described below.

B. Qualifications of the Respondent (Up to 30 Points)

In this category, the Evaluation Committee will evaluate the Respondent’s organizational qualifications, development platform, and overall team capacity to deliver complex, large-scale

development involving real property currently owned by THEA in an urban, transportation-adjacent environment. The Evaluation Committee will consider the Respondent's development model, organizational structure, and demonstrated experience serving as a lead developer or principal development entity on projects involving mixed-use or commercial development, phased implementation, complex entitlement and approval processes, and coordination with public-sector owners or partners. Experience working in infrastructure-adjacent contexts and experience delivering projects under long-term ground lease and/or fee simple transaction frameworks may be considered.

The Evaluation Committee may further consider whether the Respondent's organizational capacity, internal controls, and management structure reflect an ability to manage complex development efforts over time, including coordination of consultants, contractors, and stakeholders, in a manner consistent with THEA's mission and long-term objectives.

C. Project Experience and Past Performance (Up to 25 Points)

In this category, the Evaluation Committee will assess the Respondent's prior performance on comparable development projects, including completed, ongoing, or recently delivered developments. The evaluation will focus on the Respondent's demonstrated ability to successfully execute development projects of comparable scope, scale, and complexity, and on the quality and outcomes of those projects.

The Evaluation Committee may consider references provided by project owners, lenders, or other stakeholders, may conduct independent reference checks, and may review publicly available information relevant to past performance. The Respondent's history of claims, disputes, litigation, bankruptcies, defaults, or terminations may be reviewed in this category together with the Respondent's explanatory disclosures and the overall context of such matters. The existence of claims or disputes will not automatically disqualify a Respondent; however, the Evaluation Committee may consider the frequency, magnitude, and nature of such matters as part of its assessment of responsibility, reliability, and risk.

In evaluating experience and performance, the Evaluation Committee will consider the recency and relevance of referenced projects and the extent to which the Respondent's experience demonstrates an ability to deliver successful outcomes in complex urban environments, including stakeholder coordination, approvals, schedule management, and risk management.

References for similar projects for the Respondent are requested. Projects should be as recently completed as possible, but no later than in the past ten years.

D. Project Approach (Up to 25 Points)

In this category, the Evaluation Committee will evaluate the Respondent's demonstrated understanding of THEA's Mission, the Project Goals, the Potential Site Development Configurations, the Anticipated Development Use Cases, and the Proposed Transaction Structures as described in this RFQ.

The Evaluation Committee may consider, at a high level, whether the Respondent's submission reflects an understanding of THEA's Mission and Project Goals and the role that development may play in supporting transportation infrastructure, enhancing connectivity, maintaining operational continuity where applicable, and generating long-term public benefit.

The Evaluation Committee may also consider whether the submission demonstrates a practical understanding of the relative considerations associated with potential transaction structures, including long-term ground lease and fee simple sale frameworks, such as risk allocation, stewardship/control considerations, lifecycle responsibilities, and flexibility for phasing or future expansion.

The Evaluation Committee may further consider whether the submission demonstrates awareness of delivery and execution considerations relevant to projects of this nature, including phased development, coordination with existing operations (including any interim operational needs associated with the THEA Office Site), third-party approvals and entitlements, and stakeholder engagement in an urban environment.

E. Financial Capacity and Organizational Strength (Up to 20 Points)

In this category, the Evaluation Committee will evaluate the Respondent's financial capacity and organizational strength at a high level, consistent with the qualifications-based nature of this RFQ. The Evaluation Committee will consider whether the Respondent has demonstrated balance sheet strength, access to equity and debt capital, and established financial relationships sufficient to support large-scale development projects of the type and magnitude contemplated by THEA.

The Evaluation Committee may review information regarding the Respondent's ownership structure, capitalization, and access to financial resources, as well as representative examples of prior projects and financing approaches. While pricing, returns, acquisition terms, and negotiated commercial terms are not being evaluated at this stage, the Evaluation Committee may consider whether the Respondent's financial profile appears consistent with the scale, complexity, and risk characteristics associated with development of publicly owned property under potential transaction structures, including long-term ground lease and fee simple sale frameworks.

Organizational strength may also be evaluated based on the Respondent's internal controls, governance structure, decision-making processes, and demonstrated ability to manage complex, multi-year development efforts. The Evaluation Committee may consider whether the Respondent has the institutional capacity to coordinate financing, consultants, contractors, and stakeholders over time, and to sustain long-term engagement in a manner consistent with THEA's mission, public-sector obligations, and long-term objectives.

Any financial or organizational information submitted in response to this criterion and clearly marked as "CONFIDENTIAL" or "TRADE SECRET" will be handled in accordance with Chapter 119, Florida Statutes, including applicable exemptions under Sections 119.071 and 119.0715, Florida Statutes, to the extent permitted by law, and used solely for evaluating

Respondent qualifications. Respondent shall designate only those specific portions of its submittal claimed to be exempt, identify the applicable statutory basis for each such claim (including, as applicable, trade secret information as defined in Section 688.002, Florida Statutes), and provide sufficient support for the claimed exemption.

SECTION 5: SELECTION COMMITTEE EVALUATION AND SHORTLISTING PROCESS

A. Cumulative Scoring and Shortlisting

Executive Director Greg Slater, Chief Legal Officer Amy Lettelleir and Chief Financial Officer Jeff Seward are the members of the Evaluation Committee. The Evaluation Committee will evaluate responsive and responsible Statements of Qualifications (“SOQs”) using the evaluation criteria and maximum point values set forth in this RFQ. The Evaluation Committee may, in its sole discretion, request additional or clarifying information from any Respondent in order to clarify an SOQ or to address an apparent omission; however, the Evaluation Committee is not obligated to request such information. Failure to timely provide requested clarifying information may result in a determination that the SOQ is non-responsive.

Following completion of the initial evaluation, individual scores will be tabulated to arrive at cumulative scores, and the Evaluation Committee will develop an initial ranking based on total points. Based on that cumulative scoring and ranking, THEA anticipates establishing a shortlist of the most highly qualified Respondents to proceed to the next phase of the procurement, which is Step Two. THEA reserves the right to interview all Respondents prior to shortlisting, or as set forth below, interviewing the shortlisted parties only if, in its sole discretion, the Evaluation Committee elects to continue evaluating the shortlisted pool. The Evaluation Committee shall meet at a properly noticed public meeting with minutes kept pursuant to THEA policies and applicable Florida Statutes.

B. Interviews and Presentations

After the shortlisting, THEA may, in its sole discretion, require shortlisted Respondents to participate in interviews and presentations. Interviews and presentations, if conducted, are intended to (i) clarify information contained in the SOQs, (ii) further assess the qualifications and capacity of the Respondent and its proposed team, and (iii) evaluate the Respondent’s understanding of the opportunity and compatibility with THEA’s objectives. THEA reserves the right to structure interviews and presentations in a manner it deems appropriate, including individual presentations, panel interviews, question-and-answer sessions, or other formats designed to support comparative evaluation. Following these interviews and presentations, if held, the Evaluation Committee shall finalize the scoring and the shortlisted pool of Respondents.

SECTION 6: INSTRUCTIONS TO RESPONDENTS

A. Response Instructions

THEA must receive all SOQs at the location, date, and time and in the manner identified in the Schedule of Events. It shall be the sole responsibility of the Respondent to have its SOQ physically delivered to THEA. Facsimile or telegraphic submittals will not be accepted. Delays in delivery shall not be the responsibility of THEA. SOQs received after the deadline shall not be considered and may be returned only at the Respondent firm's request and expense.

Each Respondent shall examine all documents and shall determine all matters relating to the interpretation of such documents.

Type size shall not be less than 10-point font. The response shall be indexed and all pages sequentially numbered. SOQs shall be submitted electronically via email or SharePoint and via mail delivery of physical copies to the mailing address below.

One (1) signed electronic copy uploaded to OneDrive assigned by procurement upon request and ten (10) physical copies of the SOQ must be delivered to the Authority's Procurement Department, clearly marked, "Request for Qualifications No. E-0326 for Real Estate Development Opportunities", sent or delivered to:

Toni Atkinson
Procurement Manager
1104 East Twiggs Street, Suite 300, Tampa, Florida 33602
Telephone Number: (813) 272-6740
Email: procurement@tampa-xway.com

The SOQs shall be limited to thirty (30) single sided, 8 ½" by 11" pages, exclusive of the following:

- Divider sections
- Required forms to be completed
- Key staff resumes (While resumes will not count against the page limit, please limit individual resumes to no more than 2 pages)
- Designs, site-plans, and 3-D illustrations

The SOQ shall clearly indicate the legal name, Federal taxpayer identification number, address, and telephone number of the Respondent. The person signing the SOQ on behalf of the Respondent shall have the authority to bind the Respondent to the submitted response.

All further requirements set forth in Exhibit E to this RFQ must be observed and followed throughout this solicitation, **including all cone of silence requirements.**

B. Response Requirements

Each Statement of Qualifications ("SOQ") must contain the sections listed below, organized with bookmarks (or other navigational formatting), with headings numbered and labeled as shown. To be considered responsive, the SOQ must follow the required sequence. Required

submittals are categorized as either Not Scored, Pass/Fail, or Scored as part of the evaluation criteria.

(1) RFQ Cover Sheet (Not Scored) - The Cover Sheet shall be marked and identified with the RFQ's name, Procurement Number, date of submission and the Respondent's name. (Limit: 1 page)

(2) Introduction Letter (Not Scored) - Submit a letter of introduction signed by an individual authorized to bind the Respondent. Submission of the letter constitutes (i) a certification that the SOQ is submitted in accordance with the requirements of this RFQ and any addenda, and (ii) a representation that the Respondent is willing and able to participate in Step 2 of the procurement process if invited by THEA. The letter must identify the Respondent's legal entity (including state of formation), the primary point of contact for this procurement, and the contact's mailing address, email address, and telephone number. (Limit: 1 page)

(3) Table of Contents (Not Scored) – Provide a Table of Contents as follows:

1. RFQ Cover Sheet
2. Introduction letter
3. Minimum Qualifications
4. Required Acknowledgements, Attachments, and Certifications
5. Qualifications of the Respondent and Proposed Development Team
6. Relevant Project Experience and Past Performance
7. Project Approach
8. Financial Capacity and Organizational Strength

The Table of Contents shall not count towards the page limit for the SOQ.

(4) Minimum Qualifications (Pass/Fail) - Minimum Qualifications

Respondents must demonstrate that they meet the minimum qualifications below. Failure to provide the required information with sufficient detail may result in the SOQ being deemed non-responsive and removed from further consideration.

- Disclosures – Investigations, Terminations, Claims, and Related Matters. Provide the following disclosures for the Respondent and, to the extent applicable, any proposed joint venture partner, guarantor, or affiliated entity that would materially participate in the Project (including parent, subsidiary, predecessor, or successor entities, as relevant to the team proposed).
 - Identify all instances within the past five (5) years where the Respondent or key team members have failed to comply with, or have been the subject of an investigation relating to, alleged violations of federal or state laws related to permitting, environmental compliance, equal employment requirements, workplace safety, or business-related offenses involving fraud, bribery, collusion, conspiracy, or material misrepresentation.
 - Identify all contracts that have been suspended or terminated for cause within the past five (5) years. For each, identify the contracting entity, the party

initiating the suspension/termination, the stated grounds, and a brief explanation of the circumstances.

- Disclose all lawsuits, mediations, arbitrations, dispute review board matters, and claims filed by or against the Respondent or key team members within the past five (5) years where the amount in controversy was One Million Dollars (\$1,000,000) or greater. Provide the information requested in the Claims Disclosure Chart (Attachment 1).
- Licensure – Identify any professional licenses that are material to the Respondent’s anticipated role and/or key professional services proposed to support the development effort.

THEA recognizes that claims and disputes are not uncommon in the construction and development industry and will consider the context, magnitude, and frequency of disclosed matters. THEA reserves the right to obtain and consider information from public records and other sources in evaluating responsibility and responsiveness.

The information required by this Section 4 shall not count towards the page limit for the SOQ.

(5) Required Acknowledgements, Forms, and Certifications (Pass/Fail) - Complete, execute, and submit all required forms and certifications included in this RFQ. Failure to submit required forms may result in disqualification. Respondents are responsible for acknowledging receipt of all addenda issued for this procurement (Attachment 5).

The information required by this Section 5 shall not count towards the page limit for the SOQ.

(6) Qualifications of the Respondent (Up to 30 Points) - Respondents shall provide information demonstrating their organizational qualifications, development platform, and team capacity to support complex real estate development involving publicly owned property in an urban and transportation-adjacent environment.

The submission shall address the following:

- **Firm Profile and Development Platform:** Describe the Respondent’s size, corporate structure, ownership, governance, and development model, including a brief history of the Firm and its primary lines of business. The Evaluation Committee may consider the Respondent’s experience serving as a lead developer, principal development entity, or development partner on complex projects, including multi-phase, mixed-use, or infrastructure-adjacent developments. Experience working with public-sector, institutional, or other mission-driven property owners should be identified.
- **Proposed Development Team and Internal Capacity:** Identify the proposed development team, including key principals and project-specific personnel expected to have sustained involvement if invited to proceed to the next phase of the procurement. Describe each individual’s anticipated role and responsibilities and explain how the team’s collective experience, continuity, and prior working relationships support the delivery of projects of similar complexity and duration.

- **Key Partners, Affiliates, and Subconsultants:** Identify any proposed partners, affiliates, or key subconsultants anticipated to play a material role in the development effort and describe their anticipated responsibilities and areas of expertise.
- **Capacity and Workload:** Describe the Respondent's recent, current, and projected workload and its ability to staff, manage, and support a project of the nature contemplated by THEA over time, including the ability to meet anticipated schedules and contractual obligations.
- **Organizational Chart:** Include an organizational chart identifying all proposed Project team members by name and title, The organization chart will not be counted towards the page limit.

Respondents shall also complete **Attachment 2 – Company Profile Form**. This form will not be counted towards the page limit.

(7) Relevant Project Experience and Past Performance (Up to 25 Points) - Respondents shall provide project experience information through a narrative summary describing the prior and current performance of the Firm, proposed subconsultants, and key professionals on projects comparable to this RFQ. The narrative should address the relevance of past work to the services described in this RFQ.

Respondents shall disclose any history of claims, defaults, performance issues, or terminations involving the Firm, proposed subconsultants, or key personnel. The Evaluation Committee may supplement this review through reference checks or public records.

Respondents must complete **Attachment 3 – Similar Projects Form** for each referenced project. At a minimum, Respondents shall submit:

- Three similar projects completed or held by the Firm or proposed subconsultants within the past ten years; and
- Five similar projects completed or held by individual proposed team members within the past ten years.

Respondents must also complete **Attachment 4 – Reference Form**. Respondents are responsible for obtaining and providing a minimum of three completed Project-Specific References with their SOQs. Failure to provide the completed references may result in the SOQs being deemed non-responsive.

The information required by Attachment 3 and Attachment 4 shall not count towards the page limit for the SOQ.

The Authority reserves the right to solicit from all available sources relevant information concerning a Respondent's past performance (whether the project is disclosed or not) and may consider such information in its scoring of this category.

(8) Project Approach (Up to 25 Points) - Respondents shall provide a narrative demonstrating an understanding of THEA's objectives for this RFQ, the Project Sites, and the qualifications-based nature of Step 1 of the procurement process. The narrative should reflect an

understanding of THEA’s Mission, the Project Goals, and the strategic considerations associated with development of transportation-adjacent, publicly owned property.

As part of this section, Respondents shall describe, at a schematic and conceptual level, the types of development approaches they would consider for one or more of the Potential Site Development Configurations, Anticipated Development Use Cases, and potential Transaction Structures identified in this RFQ. This discussion is intended to provide THEA with an early, non-binding indication of how Respondents evaluate and think about opportunities of this nature based on prior experience, including high-level considerations such as site organization, compatibility of uses, potential phasing strategies, and interface with surrounding development, infrastructure, and transportation systems.

Respondents may include illustrative, high-level conceptual materials, such as generalized site diagrams, framework sketches and schematics, or conceptual massing graphics, to support the narrative discussion. Any such materials must be clearly identified as conceptual and illustrative and shall not include detailed schedules, pricing, pro formas, rent terms, purchase offers, or other negotiated commercial or transaction-specific information.

Respondents should also address, at a conceptual level, their approach to working with public-sector or mission-driven owners on complex development initiatives, including experience coordinating with multiple stakeholders, managing phased implementation, navigating third-party approvals and entitlement processes, and balancing financial feasibility with long-term stewardship and operational considerations.

Submissions under this section are expressly non-binding and are intended to demonstrate experience, understanding, and preliminary perspective. Information provided will not be evaluated as a final development plan and will not limit or define the scope, structure, or requirements of any subsequent Request for Proposals issued by THEA.

(9) Financial Capacity and Organizational Strength (Up to 20 Points) - Provide a high-level overview of the Respondent’s financial capacity, including overall capitalization, balance sheet strength, access to equity capital, and relationships with lending institutions or other financing sources. Respondents should describe, in general terms, their experience financing and delivering projects of comparable scale, complexity, and duration, including projects delivered under ground lease and/or fee simple ownership structures. Detailed financial projections, pricing, pro formas, rent terms, purchase offers, or other negotiated commercial terms are not requested and should not be included.

Provide an overview of the Respondent’s organizational resources, internal controls, and decision-making structure as they relate to managing complex development efforts. This may include discussion of governance processes, financial oversight, reporting structures, and the Respondent’s ability to coordinate financing, consultants, contractors, and stakeholders over the life of a development.

Information submitted in this section will be used solely for purposes of evaluating qualifications.

The information required by this Section 9 shall not count towards the page limit for the SOQ.

(10) Resumes (Not Scored; limited to two (2) pages per individual but does not count toward the page limit) - Provide resumes for each individual listed in the Organizational Chart. Resumes shall highlight relevant experience, and any required professional licensure associated with that role.

SECTION 7: REJECTION CRITERIA

SOQs may be rejected as non-responsive for reasons including but not limited to:

1. All questions, instructions, and forms in the RFQ have not been properly completed.
2. The SOQ is found to have concealed or contained false and/or misleading information.
3. THEA did not receive the SOQ by the submittal deadline.
4. Attachments have not been completed, signed, and/or submitted.
5. The SOQ is not properly executed.

THEA reserves the right to reject all SOQs, to waive any informalities, and to solicit and re-advertise for other SOQs.

SECTION 8: ADDITIONAL INFORMATION & TERMS

A. Modification and Withdrawal

A Statement of Qualifications may be withdrawn by written request submitted by the Respondent and received by THEA no later than the deadline for submission of Statements of Qualifications set forth in this RFQ. Negligence on the part of a Respondent in preparing a submission shall not confer any right to withdraw or modify a Statement of Qualifications after the submission deadline.

B. Disqualification and Cancellation of this Solicitation

THEA reserves the right, in its sole and absolute discretion, to disqualify any Respondent before or after the submission deadline upon evidence of collusion, intent to defraud, or other unlawful or unethical practices.

THEA may, in its sole and absolute discretion, determine whether a Respondent is responsible and responsive and to reject any Statement of Qualifications if the information submitted by the Respondent, or an investigation of the Respondent's qualifications and experience, fails to satisfy THEA that the Respondent is sufficiently qualified or capable of performing the services contemplated by this RFQ.

THEA further reserves the right, at any time, to reject any or all Statements of Qualifications; to re-advertise this RFQ; to suspend, postpone, or cancel the solicitation; to waive

informalities or irregularities; and to modify the procurement schedule or requirements, all as determined by THEA to be in its best interest.

Examples of circumstances that may result in a determination that a Respondent is not responsible include, without limitation, termination of a previous contract with THEA, demonstrated financial instability, or a history of significant or recurring legal actions. Examples of non-responsiveness may include, without limitation, failure to submit all required information, failure to properly execute required documents, or submission of materials that do not comply with the requirements of this RFQ.

C. Waiver of Irregularities

THEA reserves the right, in its sole and absolute discretion, to waive minor irregularities or informalities in any Statement of Qualifications where such irregularities are matters of form rather than substance and the waiver is not prejudicial to other Respondents. Minor irregularities are those that do not adversely affect THEA's interests and do not provide an unfair competitive advantage.

D. Non-Binding Nature of SOQs

Submission of a Statement of Qualifications in response to this RFQ does not constitute a binding offer and shall not be construed as creating any contractual obligation on the part of THEA. Statements of Qualifications are submitted for evaluation purposes only. THEA shall not be bound by any representations made in a Statement of Qualifications unless and until a definitive agreement is approved by THEA's Board of Directors and executed by the parties.

E. Cost of Preparation

All costs incurred by a Respondent in preparing and submitting a Statement of Qualifications, attending meetings, or otherwise participating in this procurement process shall be borne solely by the Respondent.

F. Bid Protests

It shall be the policy of THEA to provide any respondent to a competitive procurement who alleges to be aggrieved in connection with the procurement or award of a contract the opportunity for an administrative review of written protests and to strive to resolve any protest expeditiously at the Procurement Manager's level to the maximum extent possible.

Only a respondent to a competitive procurement who alleges to be aggrieved in connection with the terms, conditions and specifications for contract award may protest the award by filing a written notice of protest with THEA within three (3) business days from the notice of intent to award. All written notices of protest or formal protest must be filed with the Procurement Manager and must be received at the address shown on the solicitation documents during normal

office hours of 9:00 am to 5:00 pm, local time. Failure to file a notice of protest within the provided timeframe, for any reason, shall constitute a complete and absolute waiver of protest rights.

For procurements not involving federal funds, THEA, at its sole discretion, may require in its solicitation documents that an aggrieved respondent post, with its formal protest, a protest bond in the amount of 1% of the contract amount or \$25,000, whichever is less. In the event the aggrieved party receives an adverse determination on its protest, the bond shall be forfeited to THEA.

An aggrieved respondent shall file a formal written protest within three (3) business days of filing its initial notice of protest. In order to be considered, the protest must contain: (i) the aggrieved respondent's name, address, telephone number, email address, and taxpayer identification number; (ii) identification of the competitive procurement at issue; (iii) a complete and concise statement of the grounds for the protest, supported by relevant documents; (iv) identification of all persons with information germane to the protest; (v) a chronology of efforts made to resolve the matter prior to filing the protest; and (vi) a statement of the relief requested. The Procurement Manager may request additional information at any time.

The Procurement Manager shall reduce a final decision to writing and shall transmit a copy of the decision to the aggrieved respondent. The Procurement Manager's decision shall be final and conclusive unless, within five (5) days from the date of such decision, THEA receives a written request for review of the decision addressed to the Executive Director.

The Executive Director, or its designee, in consultation with the General Counsel, shall determine whether THEA will proceed with the contract award or, if the contract has been awarded, whether to suspend performance of the contract, pending a decision on the protest. The decision of the Executive Director shall be final and conclusive. THEA has no obligation to suspend award or performance of the contract in the event of a protest.

If the Executive Director determines that a protest is valid, the Executive Director may: (i) issue a new or amended solicitation; (ii) award the contract or recommend that the Board award the contract; (iii) terminate or suspend performance of the contract that is subject of the protest; or (iv) take any other actions permitted by law to promote compliance with THEA policies and applicable law.

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ATTACHMENT 1 – CLAIMS DISCLOSURE CHART

Case Name	Case Number	Respondent's Role	Other Parties Named in Case	Nature of Matter (Claim, Dispute, Arbitration, Litigation, Termination, Adverse Finding)	Description of the Claim	Amounts at Issue (both Cost and Time)	Outcome/Current Status	Year Filed/Initiated	Year Resolved or Pending

Respondent shall complete and submit additional copies of this form as necessary to fully disclose all applicable matters.

ATTACHMENT 2 – COMPANY PROFILE FORM

Firm Name: _____

Address of Proposed Office in Charge: _____

Phone Number: _____

E-mail Address: _____ Website: _____

If applicable, parent company: _____

If different, address of parent company: _____

If different, phone number of parent company: _____

If different, website of parent company: _____

Type of Business: Individual Corporation Partnership

Other, please explain: _____

If corporation, complete the following:

Date of Incorporation: _____ State of Incorporation: _____

Date Authorized to Do Business in Florida: _____ FEIN.: _____

President: _____

Vice President: _____

Secretary: _____

If partnership, complete the following:

Date Organized: _____ Type (e.g., general, limited): _____

FEIN: _____

Names and Address of Partners (attach pages if necessary):

_____	_____
_____	_____
_____	_____
_____	_____

List and describe all bankruptcy petitions (voluntary or involuntary) which have been filed by or against the Respondent, its parent or subsidiaries or predecessor organizations during the past ten years. Include in the description the disposition of each such petition (attach additional sheets if necessary). _____

Identify all instances within the past five (5) years in which the Respondent or any proposed team member failed to comply with, or was the subject of an investigation relating to, alleged violations of applicable federal or state laws or regulations, including but not limited to permitting, environmental regulations, equal employment opportunity requirements, workplace safety, or contract-related crimes involving fraud, bribery, collusion, conspiracy, or material misrepresentation.

If none, state "None." Attach additional sheets if necessary. _____

Identify all contracts involving the Respondent that were suspended or terminated for cause within the past five (5) years. For each instance, identify the contracting entity, the party that initiated the suspension or termination, the stated grounds, and briefly describe the circumstances leading to such action.

If none, state "None." Attach additional sheets if necessary.

List and describe all criminal proceedings or hearings concerning business related offenses in which the Respondent, its principals, officers, or predecessor organization(s) were defendants (attach additional sheets, if necessary). _____

Disclose all lawsuits, mediations, arbitrations, dispute review board matters, and claims filed by or against the Respondent or any proposed team member within the past five (5) years in which the claimed, demanded, or alleged amount in controversy was One Million Dollars (\$1,000,000) or greater. All disclosures required by this section shall be made using Attachment 1 and any additional copies as necessary.

ATTACHMENT 3– SIMILAR PROJECTS FORM

List at least three similar projects completed or held by the Respondent (lead firm or proposed subconsultants) in the past ten years. In addition, list at least five similar projects completed or held by proposed individual team members in the past ten years. Attach additional sheets if necessary.

Similar Project #1

Client Name: _____

Current contact person at client: _____

Telephone: _____ Fax: _____ E-mail: _____

Address of agency/company: _____

Name of project: _____

Was the Respondent the primary consultant or a subcontractor? _____

Description: _____

Consultant Cost: _____ Start date: _____ Completion date: _____
(month/year) (month/year)

Within budget? Yes No Additional detail: _____

Within schedule? Yes No Additional detail: _____

Principal/Project Manager in Charge: _____

Others Team Members: _____

Licensing/Certifications Required: _____

Were change orders issued? Yes No; If yes, explain: _____

Similar Project #2

Client Name: _____

Current contact person at client: _____

Telephone: _____ Fax: _____ E-mail: _____

Address of agency/company: _____

Name of project: _____

Was the Respondent the primary consultant or a subcontractor? _____

Description: _____

Consultant Cost: _____ Start date: _____ Completion date: _____
(month/year) (month/year)

Within budget? Yes No Additional detail: _____

Within schedule? Yes No Additional detail: _____

Principal/Project Manager in Charge: _____

Others Team Members: _____

Licensing/Certifications Required: _____

Were change orders issued? Yes No; If yes, explain: _____

Similar Project #3

Client Name: _____

Current contact person at client: _____

Telephone: _____ Fax: _____ E-mail: _____

Address of agency/company: _____

Name of project: _____

Was the Respondent the primary consultant or a subcontractor? _____

Description: _____

Consultant Cost: _____ Start date: _____ Completion date: _____
(month/year) (month/year)

Within budget? Yes No Additional detail: _____

Within schedule? Yes No Additional detail: _____

Principal/Project Manager in Charge: _____

Others Team Members: _____

Licensing/Certifications Required: _____

Were change orders issued? Yes No; If yes, explain: _____

Similar Project #4

Client Name: _____

Current contact person at client: _____

Telephone: _____ Fax: _____ E-mail: _____

Address of agency/company: _____

Name of project: _____

Was the Respondent the primary consultant or a subcontractor? _____

Description: _____

Consultant Cost: _____ Start date: _____ Completion date: _____
(month/year) (month/year)

Within budget? Yes No Additional detail: _____

Within schedule? Yes No Additional detail: _____

Principal/Project Manager in Charge: _____

Others Team Members: _____

Licensing/Certifications Required: _____

Were change orders issued? Yes No; If yes, explain: _____

Similar Project #5

Client Name: _____

Current contact person at client: _____

Telephone: _____ Fax: _____ E-mail: _____

Address of agency/company: _____

Name of project: _____

Was the Respondent the primary consultant or a subcontractor? _____

Description: _____

Consultant Cost: _____ Start date: _____ Completion date: _____
(month/year) (month/year)

Within budget? Yes No Additional detail: _____

Within schedule? Yes No Additional detail: _____

Principal/Project Manager in Charge: _____

Others Team Members: _____

Licensing/Certifications Required: _____

Were change orders issued? Yes No; If yes, explain: _____

ATTACHMENT 4 – REFERENCE FORM

Company Under Review: _____ RFQ No. _____

Company Providing Reference: _____

Name of Person Providing Reference: _____

Telephone: _____ E-mail: _____

Name of Project Completed/Held for Referenced Company: _____

Team Members for this Project: _____

Describe the scope of work of the contract awarded by your company/agency to this Respondent:

[CONTINUED ON FOLLOWING PAGE]

Please answer the questions below using the following rating scale:

1=Poor 2=Fair 3=Average 4=Good 5=Excellent

No.	Questions	Rating	Comments
1.	Rate the level of commitment of the firm to your project. Did they devote the time and management staff necessary for successful and timely work?		
2.	Rate the quality of customer service and the competence and accessibility of the personnel and experience with master developer services.		
3.	Rate the firm's interactive capability with your staff.		
4.	Rate the firm's success at minimizing and controlling potential mistakes. Were there bid addendums, contract change orders, etc.		
5.	Rate the overall quality of the work, and specific work as a master developer		
6.	Rate the comfort and confidence you had in the firm.		
7.	If you have a similar contract to undertake in the future, would the firm be considered?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Additional comments: _____

ATTACHMENT 5 – ADDENDA ACKNOWLEDGMENT FORM

This acknowledgment form serves to confirm that the Respondent has reviewed, complied with and/or accepted all Addenda to the solicitation.

Please list all Addenda below.

Name of Respondent's Organization

Signature of Authorized Representative and

Date

Print Name

CERTIFICATION FORMS

A. DECLARATION OF RESPONDENT

1. Name of Respondent: _____
(RESPONDENT, CORPORATION, BUSINESS OR INDIVIDUAL)
2. Name of contact person: _____
3. Our local (to Tampa, Florida) business and mailing address is: _____
4. Professional License Number is: _____
5. The Project Manager assigned to this agreement has a current Professional License Number of _____ issued by the State of _____.
6. Federal I.D. Number: _____
7. Our primary business address is: _____
8. Our present business phone number is: _____
9. Our present fax number is: _____
10. Our present e-mail address is: _____
11. Our business has been operating under its present name since: _____

The below named Respondent affirms and declares:

- (1) That the respondent has contractual capacity and that no other person, respondent, or corporation has any interest in this response.
- (2) That this response is made without any understanding, agreement, or connection with any other person, respondent or corporation making a response for the same purpose, and is in all respects fair and without collusion or fraud.
- (3) That the respondent is not in arrears to the Tampa-Hillsborough County Expressway Authority (THEA) upon debt or contract and is not a defaulter, as surety or otherwise, upon any obligation to THEA, the state of Florida, or any state agency.
- (4) That the respondent is not in litigation with and has not been disbarred from doing business with THEA.
- (5) That no officer or employee or person whose salary is payable in whole or in part from THEA Treasury is, shall be, or become interested, directly or indirectly, as surety or

otherwise in this response; in the performance of the agreement; for the supplies, materials, equipment, and work or labor to which they relate; or in any portion of the profits thereof.

- (6) That by submitting a proposal, the respondent agrees and acknowledges that it will provide the full complement of staff required to perform the scope of work, including the specific individuals named in the its proposal and the specific key personnel named in its proposal shall remain assigned for the duration of the Scope of Services, unless otherwise agreed to in writing by the THEA.
- (7) By submitting this response, respondent accepts and acknowledges that respondent can comply with all terms and conditions set forth in the solicitation including, without limitation, the insurance and performance/payment bond requirements and the indemnification provisions.
- (8) The person signing hereby warrants that they are duly authorized to sign and bind on behalf of the Respondent.

IN WITNESS WHEREOF, this response is hereby signed and sealed as of the date indicated below.

ATTEST:

RESPONDENT:

(Witness Signature)

(Printed Name of Witness)

(Witness Signature)

(Printed Name of Witness)

Respondent Name

By: _____

(AUTHORIZED SIGNATURE)

(Printed Name of Signer)

(Title of Signer)

(Date Signed)

NOTE: The person signing for the Respondent shall in his/her own handwriting, sign the Company's name, his/her own name and his/her title. Where the person signing for a corporation is other than the President or Vice-President, he/she must by affidavit, show his/her authority to bind the Company. Said affidavit shall be attached to this Declaration of Respondent.

STATE OF FLORIDA

COUNTY OF

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this ___ day of _____, (year), by (name of person making statement).

(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced

[END OF DECLARATION OF RESPONDENT]

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

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Tampa-Hillsborough County Expressway Authority

by _____

[print individual's name and title]

for _____

[print name of entity submitting sworn statement]

whose business address is _____ and (if applicable) its Federal Employer Identification Number (FEIN) is _____ (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

2. I understand that a “public entity crime” as defined in a Paragraph 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 or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or agreement for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States 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 adjunction 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 an “affiliate” as defined in Paragraph 287.133 (1)(a), Florida Statutes, means:
 - i. A predecessor or successor of a person convicted of a public entity crime; or
 - ii. 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 the 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 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. The term “person” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on the information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **[indicate which statement applies.]**

____ 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 entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent of July 1, 1989.

____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent of July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **[attach a copy of the final order]**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

[signature]

STATE OF FLORIDA

COUNTY OF

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this day of, (year), by (name of person making statement).

(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced

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

C. CONFLICT OF INTEREST STATEMENT

Check one of the boxes below. Please also see Exhibit E Additional Procedural and Proposal Requirements section for a list of organizations which could be considered organizational conflicts of interest.

- To the best of our knowledge, the undersigned respondent has no potential conflict of interest due to any other clients, contracts, or property interest for this solicitation and Service.

OR

- The undersigned respondent, by attachment to this form, submits information which **may** be a potential conflict of interest due to other clients, agreements or property interest for this solicitation and Service.

RESPONDENT:

By: _____

(AUTHORIZED SIGNATURE)

(Printed Name of Signer)

(Title of Signer)

(Date Signed)

[END OF CONFLICTS OF INTEREST STATEMENT]

D. CERTIFICATION REGARDING SCRUTINIZED COMPANIES LISTS

This certification is required pursuant to Florida Statute, Section 287.135.

A company that, at the time of bidding or submitting a proposal for a new agreement or renewal of an existing agreement, is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, Iran Terrorism Sectors List, Boycott Israel List or is engaged in business operations in Cuba or Syria, is ineligible for, and may **not** bid on, submit a proposal for, or enter into or renew an agreement with an agency or local government entity for goods or services of \$1 million or more.

Respondent / Bidder Name:

Respondent /Bidder FID or EIN:

Address:

City:

_____ State: _____ Zip: _____

I hereby warrant that I am duly authorized to sign and bind on behalf of the company listed above as the “Respondent/Bidder”.

I hereby certify and affirm that the company listed above as the “Respondent/Bidder” is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, Iran Terrorism Sectors List, Boycott Israel List created pursuant to Florida Statute Section 215.473, or engaged in business operations in Cuba or Syria.

I understand pursuant to Florida Statute, Section 287.135, the submission of a false certification may subject the Respondent/Bidder to civil penalties, attorney’s fees and/or costs.

RESPONDENT:

By: _____
(Authorized Signature)

(Printed Name of Signer)

(Title of Signer)

(Date Signed)

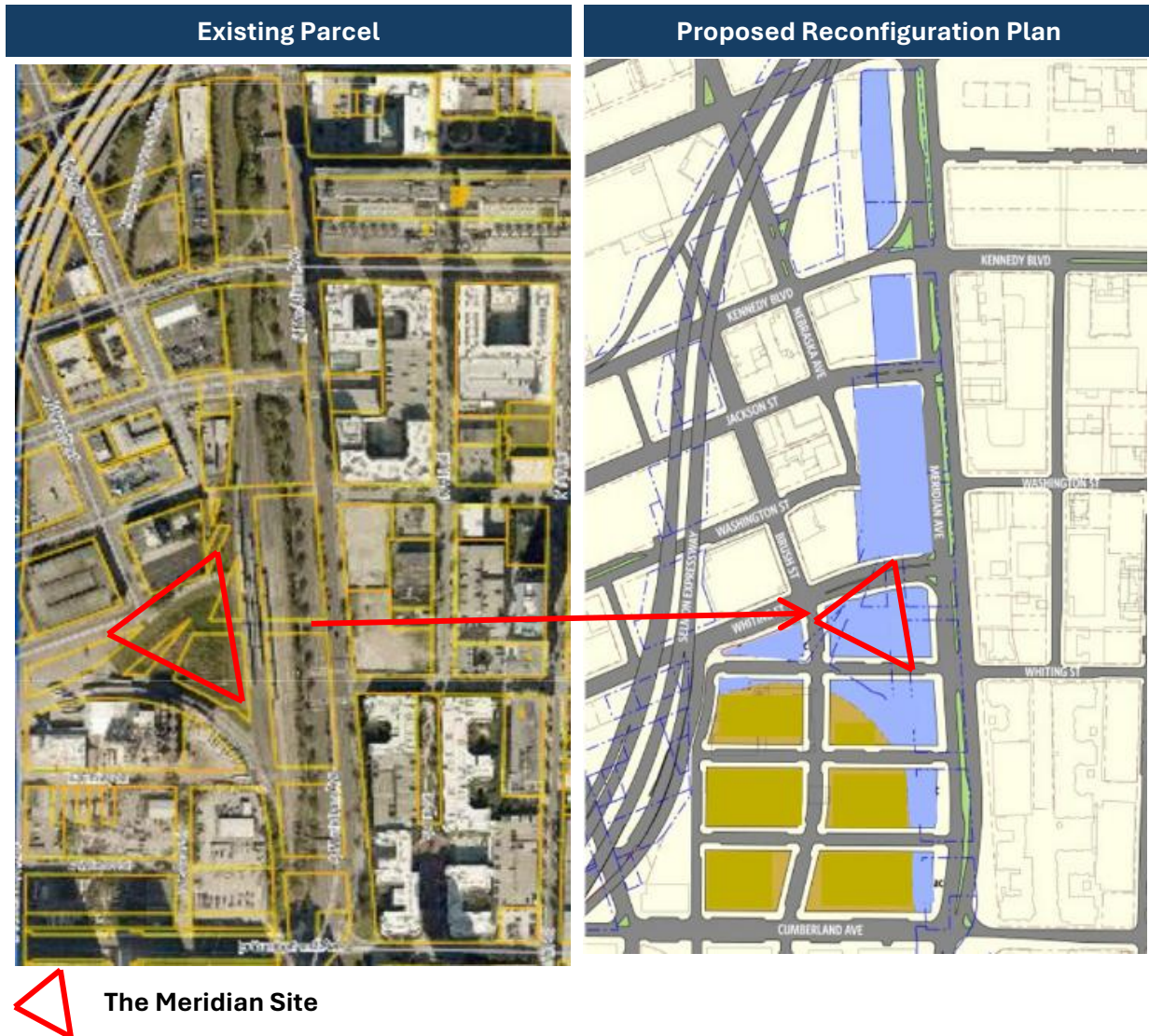
[END OF CERTIFICATION REGARDING SCRUTINIZED COMPANIES LIST]

EXHIBITS

EXHIBIT A MERIDIAN SITE

Meridian Site Additional Information	
Designation	<ul style="list-style-type: none"> The parcel is currently designated as lowlands and is being utilized as a stormwater management site. It will be moved underground with the Whiting Extension project at THEA’s cost, creating developable opportunities.
Additional Railroad Parcel	<ul style="list-style-type: none"> Adjacent to the Meridian Site lies a larger expanse of undeveloped and irregularly shaped land totaling 5.79 acres, which historically housed railroad tracks
Zoning / Future Land Use	<ul style="list-style-type: none"> Zoned CBD-2 by the City of Tampa, allowing for intensive and general commercial, service, office and residential uses and has scarce restrictions on the type of proposed developments CBD-2 zoning has no formalized height restrictions, such as capped FAR requirements CBD-2 zoning also requires 10% open space to be reserved at the parcel. There is plan for implementing grid and reconfigure the Meridian Site and its surrounding area. The Future Land Use Designation is Central Business District (CBD)
Asset Class	<ul style="list-style-type: none"> Certain proposed asset classes require Special Use-Zoning administrator review, such as Transportation Service Facilities and particular retail / food & beverage operations, per section 27-184 of the City of Tampa Municode

EXHIBIT A MERIDIAN SITE¹



¹ On the parcel map shown above, areas shaded in gold represent parcels currently owned by an adjacent developer. All parcels shaded blue are owned by THEA. Certain adjacent THEA-owned parcels along Meridian Avenue and the Selmon Greenway corridor may be considered in connection with the mobility-focused transportation elements described in Section 2.D of the RFQ.

EXHIBIT B THEA NEW OFFICE SPACE REQUIREMENTS

Parameter	Figure
Square Footage	Approximately 20,000 sq. ft.in size similar to THEA’s current office building
Other	To include a boardroom/hosting site, control room for the Traffic Management Center, parking spots commensurate to an approximately20,000 square foot site and standard Utilities/Mechanical Electrical and Plumbing (MEP) buildout

EXHIBIT C DOWNTOWN NEW AND EMERGING PROJECTS

Notable Surrounding Developments	
Water Street	<ul style="list-style-type: none"> • 56-acre mixed use development set to include over 9 million SF of residential, commercial, hospitality, and entertainment space adjacent to Amalie Arena
Gas Worx	<ul style="list-style-type: none"> • 50-acre mixed use development between Ybor City and Downtown Tampa, anticipates ~5,000 residences.
Ybor Harbor	<ul style="list-style-type: none"> • 33-acre mixed use waterfront development surrounding Ybor Channel, set to develop 20 buildings.
Armature Works	<ul style="list-style-type: none"> • 73,000 SF mixed-use commercial building with a public market, multiple event spaces, co-shared workspace and multiple restaurants and bars.
One Tampa	<ul style="list-style-type: none"> • 42-story, 225-unit condominium complex estimated to be completed in 2026
Arts and Entertainment Residences (AER)	<ul style="list-style-type: none"> • 31-story, 332-unit multifamily development

Exhibit C Map:

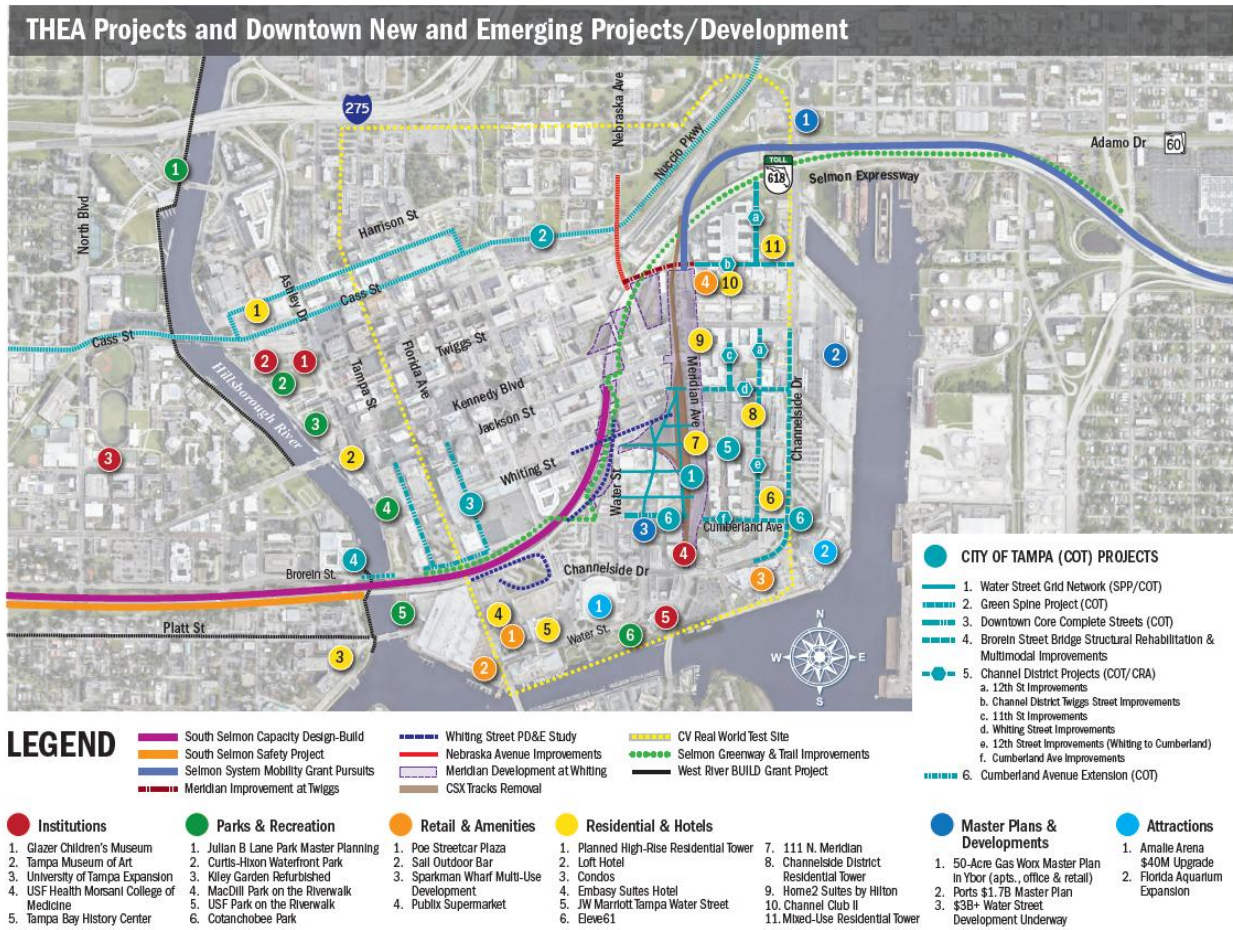


EXHIBIT D Additional Procedural and Proposal Requirements

Procurement Process

1. Questions must be submitted via email to: procurement@tampa-xway.com. All questions must be received no later than the date and time stated for the deadline for Respondents' submission of questions to THEA as referenced in the Schedule of Events. Responses will be posted to THEA's website and at THEA's administrative office.

THEA will **not** provide any oral responses to questions. All official responses or supplemental instructions will be issued by THEA in the form of a Letter of Clarification or a written Addendum.

If issued, these documents will be posted on the DemandStar System and on the THEA website no later than the deadline stated in the Schedule of Events.

Failure by a Respondent to receive any such Letter of Clarification or Addendum shall not relieve the respondent of any obligation under this solicitation.

Respondents are required to acknowledge receipt of any addendum issued for this solicitation. A copy of the required Acknowledgment of Receipt of Addendum is contained in Attachment 5. All Letters of Clarification and Addenda issued shall become part of the contract documents for any contract awarded under this procurement.

2. **Cone of Silence.** Under Revised Policy 501.03 respondents, their agents, or associates shall refrain from contacting or soliciting any THEA staff, consultants representing THEA regarding this RFP or members of the Board of Directors directly or indirectly regarding this RFP and this solicitation once the RFP is published and until the Board of Directors has made a final decision to award the contract. Failure to comply with this provision may result in the disqualification of the Respondent.
3. All proposals submitted are public records. Section 119.071(1)(b)2, F.S. provides that sealed bids, proposals, or replies received by an agency pursuant to a competitive solicitation are exempt from section 119.07(1), F.S. until such time as the agency provides notice of an intended decision or until thirty (30) days after opening the bids, proposals, or final replies, whichever is earlier. If all the bids, proposals, or replies are rejected and a notice of intent to re-issue the competitive solicitation, the rejected bids, proposals, or replies remain exempt until the agency provides notice of an intended decision or it is more than twelve (12) months after the initial notice rejecting all bids, proposals, or replies. If a Respondent maintains that any additional public records exemptions apply to its proposal, such information must be clearly marked and identified, and a Florida Statute citation supporting the exemption must be provided with the proposal.

Evaluation Process

4. THEA Evaluation Committee meeting must be at a properly noticed public meeting with minutes being kept pursuant to THEA Policy 502.05.
5. If THEA receives only one responsive and responsible Statement of Qualifications, the Evaluation Committee and the Board are expressly authorized to proceed with that Respondent, notwithstanding the receipt of a single response. Alternatively, THEA may, in its

sole discretion, cancel this RFQ, re-issue the procurement or otherwise determine the appropriate course of action as THEA deems to be in its best interest.

6. This RFQ does not seek or evaluate public-private partnership (“P3”) proposals. Any unsolicited P3 proposal submitted to THEA pursuant to section 348.635 or section 255.065, Florida Statutes, shall be considered, if at all, in a separate process independent of this RFQ. Nothing in this RFQ limits THEA’s statutory authority to receive or evaluate unsolicited P3 proposals consistent with applicable law.

Restrictions on Participation

1. The following firms listed below are retained by THEA to represent the agency in this solicitation and further as its legal counsel and advisors in effectuating the project to be awarded, and are therefore determined to have a potential organization conflict of interest of this RFP. This list is not exclusive, and additional firms maybe added.
 - a. Ernst & Young Infrastructure Advisors, LLC and affiliates, including Ernst and Young LLP
 - b. GrayRobinson
 - c. Nelson Mullins
2. Nothing contained herein shall be construed as a limitation or conflict as to these firms’ continued representation of THEA, including any representation of THEA in the contracts awarded by this solicitation or the transactions to be closed.