

- **Background and Existing Conditions:** The proposed Miami Entertainment Complex (MEC) is a facility owned by the Omni Redevelopment District Community Redevelopment Agency (CRA) located at 50 NW 14 Street, Miami, Florida. This property is located less than 1500 feet west of the Performing Arts Center and is within the designated Media and Entertainment District of Downtown Miami. This 1947 built warehouse building once known as the Miami Skills Center Building and was previously owned by the Miami-Dade School Board. The Building was recently acquired by the OMNI CRA with the intent to transform it into a world class film studio complex. The property is located within the Miami 21 zoned D-1 district. The building has a footprint of approximately 78,560 SF. The building is currently a warehouse facility with average ceiling heights of approximately 18 feet. At the northeast corner of the building is a two story space that once held classrooms of approximately 5,890 SF. The building footprint covers the entire site with zero setbacks on any of its sides. The Florida Department of Transportation (FDOT) owns the vacant property adjacent to and on the south side of the facility. The OMNI CRA is leasing this parcel from FDOT to use as the parking/loading area. The building is bound on the north side by NW 14 Street which is currently undergoing a complete Streetscape reconstruction project funded by the OMNI CRA. In addition to the adjacent FDOT parcel, approximately 200 additional parking spaces are available to the south underneath 1-395 that can be leased from the Miami Parking Authority. The building is also adjacent to the FEC right-of-way on the west side. A survey of the property was performed when the OMNI CRA acquired the property and is available for review. No as-built plans of the building are available.

Proposed Project: The intent of the project is to develop a state of the art film studio complex that will provide the infrastructure necessary to attract TV series, Commercials and Big Screen film productions, as tenants for the use of the facilities year round.

The Respondents shall consider the following minimum characteristics:

- Raise the entire or portions of the buildings present roof.
- Provide for "FLEX" office space in the N. E. quadrant.
- Build at least two fully operational Film Sound Stages.
- Provide "Motion Capture Stage" - Special Visual Effects Green Screen Stage.
- Provide new Electrical Grids, Plumbing, HYAC, Sound Proofing/Insulation, Vibration mitigation, Lighting and a Cat Walk Grid.

Additional Information: All available information on the referenced Property may be obtained from the OMNI CRA located at 1401 N. Miami Avenue, Miami, Florida 33136. For further information, please contact H. Bert Gonzalez, Asst. Director; OMNI CRA by submitting all inquiries by e mail to hbgonzalez@miamigov.com. This RFP is subject to a cone of silence, thus, communications with OMNI CRA staff, its representatives, agents or Board members and/or their staff is specifically prohibited. The MEC RFP and the Design Criteria Package can be viewed and download from the OMNI CRA web page: www.miamicra.com/omnimidtown/mecrpf

Submittal Deadline: Respondents must submit two (2) hard copies of their bid proposal and eight (8) CD copies of the bid to the City of Miami Clerk's Office, 3500 Pan American Drive, Miami, Florida 33133, by 2:00 pm; on Wednesday, October 9th, 2013. Late proposals and/or proposals submitted at any other location will not be accepted.

The CRA reserves the right to accept any proposal deemed to be in the public interest and in furtherance of the purposes of Florida's Community Redevelopment Act of 1969, to waive any irregularities in any proposal, to cancel this Request for Proposals, to reject any or all proposals, and/or to re-advertise for proposals.