



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
SPECIAL MEETING

#15-0790

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: June 16, 2015

TITLE: Las Olas Marina Renovation/Expansion Draft Request For Proposals (RFP)

On June 2, 2015 the City Commission approved a scope of services for the City's real estate consultant CBRE, Inc. to prepare a RFP for the management, renovation and possible expansion of the Las Olas Marina, and to provide other services including site due diligence, vision and planning, market engagement and other technical expertise.

The draft RFP provides an overview of the area, development information, terms and conditions, location and background information, technical specifications, submittal requirements and evaluation and award. Section IV – Marina Location and Background Information includes background information of the existing marina including area of the overall facility, number and linear feet of slips, utilities, a summary of the existing support facility, and existing revenues. The background also discusses the importance of Fort Lauderdale International Boat Show and that any proposal must take into consideration and accommodate the Boat Show. Other items discussed are existing grants and leases that are currently applicable to this facility, and the need for the City to extend and renegotiate its submerged land lease and possibly the deed restrictions on the upland area.

The potential development and expansion of the marina is also discussed. This includes relocating the existing marine support building use to the first floor of the proposed parking garage and requiring the developer to fund, design, permit and dredge both the marina basin and access from the Intracoastal Waterway (ICW) to the marina.

Section V – Technical Specifications/Scope of Service (Marina Operations) specifies the day-to-day operation requirements including hours of operation, staffing, repairs and maintenance, reporting, financial review/auditing, marketing of the facility, safety and security and a variety of other requirements to ensure that the facility operates as a world-class, iconic municipal marina and reflects the City's standards of safety, accessibility and customer service.

Section VI – Technical Specifications/Scope of Services (Marina Development) provides a three-phased approach to the design, renovation and expansion of the marina. In the Design Phase, the developer is required to work with ESDA, Inc., the City's design consultant for the proposed parking garage and the Intracoastal Promenade, to prepare conceptual design plans that are compatible with the City's vision for these projects. They are also required to work with the Marine Industries Association of South Florida (MIASF) and the Fort Lauderdale International Boat Show (Boat Show). The design will also incorporate as many features of the Leadership in Energy and Environmental Design for New Construction (LEED-NC) as possible, and layout configurations shall include up to an estimated 6,000 linear feet of dockage, thus accommodating larger mega yachts.

The Construction Phase requires the developer to submit a comprehensive construction timeline and to construct the project with minimal impact to the public's access and enjoyment of the existing marina. Construction shall be completed within 24 months of an issuance of a Notice to Proceed with Construction by the City.

The Operation Phase requires the proposer to operate the renovated facility in compliance with Section IV – Technical Specifications/Scope of Services (Marina Operations).

On June 4, 2015 the Marine Advisory Board (MAB) reviewed the draft RFP and provided comments (see Exhibit 2). At the June 8, 2014 Beach Business Improvement District (BID) / Beach Redevelopment Advisory Board (BRAB) special joint meeting, the draft RFP was reviewed and comments were provided (see Exhibit 3). The BID/BRAB also sent the following Communication to the City Commission:

- The City should negotiate as flexible of a deal as possible with the State, then issue the RFP.
- The BID/BRAB would like to have the MAB's input to see what the experts are recommending.
- The marina development needs to be compatible and enhances the overall upscale image of our destination, both what the CRA is doing with infrastructure improvements and what the BID is doing with events and marketing.
- The BID/BRAB need to see the financial economic impacts that both the City and the MAB have prepared.

CBRE was able to include many of the comments received from the MAB and BID/BRAB into the draft RFP. In particular, the Boat Show has been emphasized as an integral part of the Las Olas Marina, with requirements to accommodate the Boat Show in the future design and development of the marina, including working with the MIASF and the Boat Show during the design phase of the marina. A long-term renewable tenable lease (25 years) with the Boat show is also required as part of this draft RFP.

Other comments included in the draft RFP are emphasizing Fort Lauderdale as the "Yachting Capital of the World", providing for a 50-year lease term, clearing up conflicting language relating to the weighted criteria, eliminating confusing sketches, clarifying the goals of the solicitation, adjusting the security deposit for proposal submittals and the

qualifications for marina operations personnel, providing a flat rate for on-going capital costs, providing a 5-year pro forma based on different development scenarios, and working with EDSA, Inc. to ensure that the marina design is cohesive with the our beach public improvement projects

The State of Florida Board of Trustees of the Internal Improvement Trust Fund has the authority to modify the current submerged land lease and seek a waiver to the deed restrictions of the upland area. Staff has been in discussions with the State of Florida Department of Environmental Protection regarding the lease and deed restriction. Based upon these preliminary discussions, it is the policy of the Board of Trustees to pre-approved development proposals on State-owned property. Staff has scheduled a follow up conference call on June 30, 2015 with the Director of Cabinet Affairs for State Lands to clarify this policy and determine the timing of the release of the RFP.

Resource Impact:

There is no fiscal impact with this update.

Strategic Connections:

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included in the **Public Places Cylinder of Excellence**

- **Goal 3:** Be a community that finds opportunities and leverages partnerships to create unique, inviting, and connected gathering places that highlight our beaches, waterways, urban areas and parks;
- **Objective 1:** Improve access to and enjoyment of our beach, Riverwalk, waterways, parks, and open spaces for everyone

This item is in furtherance of the Fast Forward Fort Lauderdale Vision Statement *We Are Here*.

Attachments:

Exhibit 1 – Las Olas Marina Draft RFP

Exhibit 2 – MAB Comments

Exhibit 3 – BID/BRAB Comments

Prepared by: Donald Morris, AICP, Economic Reinvestment Administrator

Department Director: Jenni Morejon, Sustainable Development