

**MIAMI-DADE COUNTY, FLORIDA  
ADVERTISEMENT FOR BID FOR LEASE OF LAND  
MIAMI LAKES INDUSTRIAL PARK**

**SUBJECT TO CONE OF SILENCE UNDER MIAMI-DADE COUNTY CODE SECTION 2-11.1(T)**

1. Two parcels of land in the immediate vicinity of Miami-Opa locka Executive Airport (OPF), consisting of a total of approximately 4.17 acres of unpaved and undeveloped land (182,275 square feet +) are being offered for lease to companies and individuals to enter into a lease agreement for the operation of a storage parking lot for boats and commercial vehicles. A partially-paved parking lot already exists on the smaller parcel consisting of approximately .83+/- acres of the property, and no representation by the County is made as to whether either or both parcels are suitable for the bidder's boat and vehicle storage use. No construction of building or facilities other than those minimally necessary for the parking lot operation will be allowed. The two parcels to be used as a parking lot are on Miami-Dade County's property immediately west of the Runway Protection Zone (RPZ) for Runway 9Left/27Right of the Airport and will supplement parking for the neighboring commercial businesses. The land on which the parking lot sits has no public access. The bidder assumes the responsibility for obtaining and paying for accessibility to the property from any adjoining property owner or tenant. The Awarded Bidder shall be solely responsible for all costs associated with development of the parcels for use as storage.
2. The minimum bid is \$0.60 per square foot of land or 40% of the gross revenues, whichever is greater. The term "gross revenues" as it relates to this 40% Opportunity Fee means all monies paid to or considerations of determinable value received by the awarded respondent as rent, parking, or use charges, except for federal, state, and local taxes. Bidders may not condition their bids or take exceptions to any terms herein. The lease is for five (5) years with up to five additional one-year extensions. The minimum rent payment for this land parcel is shown below excluding State of Florida sales tax. Rental rates are subject to change upon annual appraisal and as approved by the Miami-Dade County Board of County Commissioners.

<u>Description</u>	<u>Sq. Ft.</u>	<u>Rate</u>	<u>Annual</u>	<u>Monthly</u>
Land	182,275	\$0.60	\$109,365.00	\$9,113.75
		<b>Totals</b>	<b><u>\$109,365.00</u></b>	<b><u>\$9,113.75</u></b>

3. Bids shall be submitted in writing, with the envelope labeled "Miami Lakes Industrial Park Land Bid Advertisement," and submitted by mail to Ms. Maria Anon, GAA Business Development Coordinator, Miami-Dade Aviation Department, at Miami-Opa locka Executive Airport, MDAD Administration Building, 14201 NW LeJeune Road, Bldg.212, Miami, Florida 33054, or in person to the Receptionist in Building 212.
4. Bids must be accompanied by a non-refundable application fee of **\$1,000.00** by cashier's check or money order payable to the Miami-Dade Aviation Department. The name of the company or individual submitting the bid must be clearly stated on the bid. In addition, the bid must be signed by an authorized official of the company authorized to sign on behalf of the company or by the individual submitting a bid in the individual's name. Include the address, telephone, facsimile, and email contact number for the company or individual submitting the bid.
5. **Bids will be accepted up to, and must be submitted by no later than, 1:00 pm, June 12, 2015.** At 1:00 pm on June 12, 2015, the bids will be publicly opened, read and documented in the conference room located at the Miami-Opa locka Executive Airport, 14201 NW LeJeune Road Bldg. 212, Miami, Florida 33054. A lease will be awarded to the bidder offering the highest rental payment rate that is at or in excess of the minimum \$0.60 per square foot bid for the rental period from the effective date of the lease through September 30, 2015. As of October 1, 2015 and each anniversary thereafter, the highest bidder (the Awarded Respondent) will pay the greater of the bid amount or the rental rate established by the County, if the appraised fair market rental value as of October 1, 2015 (and each anniversary thereafter) is greater than the bid amount.

6. A sample copy of the lease to be awarded and the Industrial Park Land Parcel Description(s) are available online or for pick up at the following locations:
  - a. Online: [http://www.miami-airport.com/business\\_advertisements](http://www.miami-airport.com/business_advertisements).
  - b. Pick-up: Miami Opa-locka Executive Airport, MDAD Administration Building located at 14201 NW LeJeune Road, Building 212, Miami, Florida 33054.
7. Miami-Dade County reserves the right to issue an addendum to this advertisement for bid. Questions must be submitted in writing to the Miami-Dade Aviation Department by **May 29, 2015** in one of the following manners:
  - a. By Mail to: Ms. Maria Anon, GAA Business Development Coordinator, Miami-Dade Aviation Department, Miami-Opa locka Executive Airport, Administration Building 212 at 14201 NW LeJeune Road. Miami, Florida 33054.
  - b. By Facsimile to: Attention: Ms. Maria Anon, GAA Business Development Coordinator, Miami-Dade Aviation Department, Subject line should read "Industrial Park Land Question(s)". Fax Number (305) 869-1780.
  - c. Email: [Manon@miami-airport.com](mailto:Manon@miami-airport.com), Subject line should read "Industrial Park Land Bid Question(s)".
8. CONE OF SILENCE: Pursuant to Section 2-11.1(t) of the Code and Administrative Order 3-27 ("Cone of Silence Provisions"), as amended, a "Cone of Silence" is imposed upon RFPs, RFQs, or bids after advertisement and terminates at the time the County Mayor (or designee) issues a written recommendation to the Board of County Commissioners. The Cone of Silence prohibits communication regarding RFPs, RFQs, or bids between: A) potential vendors, service providers, bidders, lobbyists or consultants and the County's professional staff; including, but not limited to, the County Manager and the County Manager's staff; B) a potential vendor, service provider, bidder, lobbyist, or consultant and the Mayor, County Commissioners or their respective staffs; C) the Mayor, County Commissioners or their respective staffs and any member of the County's professional staff including, but not limited to, the County Manager and the County Manager's staff; D) a potential vendor, service provider, bidder, lobbyist, or consultant and any member of the selection committee assigned to this Solicitation; E) the Mayor, County Commissioners or their respective staffs and member of the selection committee assigned to this Solicitation; F) any member of the County's professional staff and any member of the selection committee therefor.

Section 2.11.1(t) of the Code and Administrative Order 3-27, as amended, permits oral communications regarding a particular RFP, RFQ or bid for solicitation of goods or services between any person and the Contracting Officer responsible for administering the procurement process for such RFP, RFQ, or bid, provided that the communication is limited strictly to matters of process or procedure already contained in the corresponding solicitation document.

The Cone of Silence Provisions do not apply to communications with the Office of the County Attorney or members of the staff of that office; communications with employees of the Management and Technical Assistance Unit of the County's Department of Small Business Development Division/Internal Services Department of Regulatory and Economic Resources regarding small and/or minority business programs, the Community Business Enterprise and Equitable Distribution Programs; oral communications at pre-proposal conferences, oral presentations before selection committees, contract negotiations during any duly noticed public meetings, public presentations made to the Board of County Commissioners during any duly noticed public meeting, or communications in writing at any time unless specifically prohibited by the applicable RFP, RFQ, or bid document. Bidders must file a copy of any written communications with the Clerk of the Board, which shall be made available to any person upon request. Written communications may be submitted via e-mail to the Clerk of the Board at [CLERKBCC@MIAMIDADE.GOV](mailto:CLERKBCC@MIAMIDADE.GOV). The Contracting Officer shall respond in writing and file a copy with the Clerk of the Board, which shall be made available to any person upon request.

In addition to any other penalties provided by law, violation of the Cone of Silence Provisions by any bidder, respondent or bidder shall render any RFP award, RFQ award, or bid award voidable. Any person having personal knowledge of a violation of the Cone of Silence provisions shall report such violation to the State Attorney and/ or may file a complaint with the Ethics Commission. Bidders should reference the actual Cone of Silence Provisions for further clarification.

The Contracting Officer for this RFP is: Maria Anon, GAA Business Development Coordinator, Miami-Dade Aviation Department, Miami-Opa locka Executive Airport, Administration Building 212 at 14201 NW LeJeune Road. Miami, Florida 33054.

9. **The lease that is awarded to Awarded Respondent will be dated as of the first day of the month that follows the approval of the lease by the Board of County Commissioners, and rent will commence on that date. The Awarded Respondent** must execute the lease agreement with Miami-Dade County and return it to the Miami-Dade Aviation Department within ten (10) calendar days from June 12, 2015, along with the following: insurance certificates, application and questionnaire form, Miami-Dade County Business Affidavit(s), and two (2) months security deposit. In the event the **Awarded Respondent** does not submit all the required documents and payments to the Miami-Dade Aviation Department within the 10-day period from June 12, 2015, the award may be made to the next highest bidder or the lease may be re-bid, at the County's discretion.
10. The Security Deposit must be made by cashier's check.
11. Miami-Dade County and the Miami-Dade Aviation Department may cancel this Advertisement at any time prior to 1 PM on June 12, 2015 or as otherwise allowed by law, and assume no responsibility or liability for costs incurred by any respondent or awarded in submitting a bid or executing the resulting lease. The County shall award this Lease to the responsive responsible bidder submitting the highest bid. The County reserves the right to waive all non-material defects in any bid submitted.
12. Bidders shall comply with the following requirements, and shall submit the attached affidavit with their bids.