



MEMORANDUM

TO: David Hebert, City Manager, City of Oakland Park

FROM: Renee Miller, President, R. Miller Consulting Group (RMCG) *RM*

DATE: February 18, 2022

SUBJECT: Recommendation for RFP#011322 Downtown Properties Redevelopment Project Phase Two- Development Proposals from Pre-Qualified Firms

CHRONOLOGY OF EVENTS

The City has engaged the services of R. Miller Consulting Group (RMCG) to act in the role of lead consultant on the issuance, evaluation, and implementation of the mixed-use development for the Downtown Properties Redevelopment Project. As a part of this engagement, RMCG was asked to develop ***Request for Qualifications (RFQ) # 091421 Downtown Properties Redevelopment Project Phase One-Development Firm Pre-Qualification*** for the selection of pre-qualified firms to submit formal development proposals for the downtown properties. Subsequent to the issuance of the RFQ, RMCG was also tasked with developing ***Request for Proposals (RFP) # 011322 Downtown Properties Redevelopment Project Phase Two-Development Proposals from Pre-Qualified Firms***.

On August 2, 2021, the City of Oakland Park released ***RFQ # 091421 Downtown Properties Redevelopment Project Phase One-Development Firm Pre-Qualification***. On August 21, 2021, the Procurement Department and Technical Advisors conducted an open public meeting to brief the Evaluation Committee on the RFQ and its requirements, and to discuss the process for ranking and pre-qualification. On September 14, 2021, the City received twelve (12) qualified responses to the formal solicitation.

On October 7, 2021, the Evaluation Committee held its first formal meeting to hear technical advisory presentations on each firm and review and rank proposals. On October 13, 2021, the Committee held their final meeting to hear the preliminary ranking, finalize their scoring sheets and identify the recommended shortlist. All Evaluation Committee meetings were open to the public and recorded.

A total of 100 points were available and the final scores of the RFQ Evaluation Committee were as follows:

Firm	Total*
13th Floor Investments	82.20
Adler Development	91.80
Atlantic Pacific Communities	86.20
Bristol Development Group	58.60
Ceiba Group	47.00
Courtelis Company, Global City Development, and Innovate (DGG)	65.40
Gilbane Development Company	94.00
Housing Trust Group	56.80
Kaufman Lynn Construction and Falcone Group (KL-Falcone)	96.40
Merrimac Ventures	93.60
Related Development	96.20
Terra, Comras Company, and Zyscovich	96.00

**Scoring is the combined average of the Evaluation Committee Members. Top ranking firms shaded in grey.*

On November 3, 2021, the City Commission approved staff's recommendation that the top ranked firms be pre-qualified to advance to Phase Two, the firms were as follows:

- Gilbane Development Company
- Kaufman Lynn Construction and Falcone Group
- Merrimac Ventures
- Related Development
- Terra, Comras Company, and Zyscovich

On November 15, 2021, the City issued ***RFP # 011322 Downtown Properties Redevelopment Project Phase Two-Development Proposals from Pre-Qualified Firms***. On January 13, 2022, the City received proposals from three (3) of the five (5) pre-qualified firms:

- Kaufman Lynn Falcone Group
- Merrimac Ventures
- Terra, Comras Group, and Zyscovich

All three firms were deemed responsive to the solicitation. On, January 13, 2022, the City Manager formally approved the composition of the Downtown Properties Redevelopment Project Phase Two Evaluation Committee. Like the composition of the Evaluation Committee for Phase One (RFQ #091421), the committee was comprised of ranking members and non-ranking Technical Advisors. The **ranking** members were as follows:

- Ana Alvarez, Chief Planning Officer
- Albert Carbon, Director of Public Works
- Brynt Johnson, Director of Engineering and Building Services
- Dr. Steven Tinsley, Assistant Director- Economic Development
- Andrew Thompson, Finance Director, Chief Financial Officer

In addition, the City Manager appointed **non-ranking** Technical Advisors to function in the roll of subject matter experts for the evaluation committee, the Technical Advisors and their roles are as follows:

- Illya Azaroff, +Lab Architects, Architectural Design and Sustainability Advisor
- Ken Krasnow, Colliers International, Real Estate Advisor
- Renee Miller, RMCG, Policy Advisor
- Paul Lambert, Lambert Advisory, Economic Advisor
- Peter Schwarz, City of Oakland Park, Director Community and Economic Development, Urban Planning Advisor

On February 3, 2022, through the Procurement Manager, the ranking members of the Evaluation Committee were provided detailed technical reports from each of the Technical Advisors (**attached as Exhibit One**). Technical Advisors reviewed the proposals based on their area of expertise and provided a detailed report and presentation to the Evaluation Committee.

On February 10, 2022, the Evaluation Committee held its first meeting to hear the verbal reports from the technical advisors, ask technical questions of the subject matter experts, and discuss the process for Oral Presentations. This meeting was open to the public and recorded. The recorded video links for this meeting were made publicly available through the City's website on February 14, 2022, and direct links of the meetings recording were subsequently shared with the City Commission via electronic mail.

On February 21, 2022, the Evaluation Committee held a second meeting to hear oral presentations from the three development firms, finalize ranking, and make a recommendation to the City Manager. Per Florida Statute 286.0113, the oral presentation portion of the Evaluation Committee meeting were closed to the public, however, all Evaluation Committee discussions and deliberations were open to the public and recorded. The City recorded the oral presentations. The recorded video links were made publicly available through the City's website on February 18, 2022, and direct links of the meetings recording were subsequently shared with the City Commission via electronic mail.

EVALUATION COMMITTEE DELIBERATIONS:

The RFP included a detailed breakdown of the criteria to be rated and a point allocation for each criterion. The evaluative factors are detailed below:

Criteria to be Rated		Description	Max Points	Score
QUALITY OF DEVELOPMENT PROPOSAL			70	Total Pts
1.	Design	Does the proposal incorporate high quality architectural and urban design	10	
2.	Quality of Residential Concepts	Does the proposal incorporate diverse residential housing products (live work, townhomes, apartments) and amenities (balconies, gathering spaces, wellness) that maximize the development opportunity allowed on the site.	10	
3.	Quality of Non-Residential Concepts	Does the proposal incorporate innovative retail and commercial concepts and spaces inclusive of daytime activation strategies.	10	
4.	Relocation of Parks Amenities	Does the development include the relocation of all recreational amenities to the new Greenleaf Park site	8	
5.	Parking	Does the proposal include a comprehensive plan for parking to include additional public spaces and alternative transportation such as bike and EV Stations.	8	
6.	Woonerf	Does the plan include a concept for the Woonerf and how this "living street" would be integrated into the development	5	

7.	Inclusion of Public Gathering Spaces	Does the proposal include public gathering spaces and the preservation of the Historic tree	5	
8.	Inclusion of Urban Greenspace	Does the proposal include Well-designed Urban Greenspaces that include sustainable elements like bioswales and water harvesting	5	
9.	Commuter Rail Stop	Does the proposal include a plan to integrate the future commuter rail stop	5	
10.	Grant Partnership	Has the development firm disclosed their past experience advocating for Federal, State, and Local Grant partnerships and did the firm disclose how they would partner with the City to seek this fund for this project	1	
11.	Property Acquisition	Does the proposal include the acquisition of adjacent parcels that enable a larger site plan development	3	
STRENGTH OF FINANCIAL PLAN			30	Total Pts
12.	Net Benefit Analysis	What is the value of the net benefit to the City produced by the proposed development	25	
13.	Development Plan and Timeline	Did the firm provide a detailed development plan and critical path for the development of this project. Was the firm able to deliver the project within 48 months of development agreement execution.	5	
BONUS POINTS			5	Total Pts
14.	Sustainable Building Practices	Does the proposal include sustainable building practices that incorporate desired practices such as , design, construction and stewardship of products and environments that align human need and ecological resourcefulness, water conservation, renewable energy and low embodied carbon	3	

15.	Community Centered Initiatives	Does the proposal include “ Community Centered initiatives ” such as: cultural amenities, affordable housing strategies, creative small business opportunities, coworking spaces, makerspaces, innovation hubs, incubators, training space, or culinary school concepts for this project.	2	
Total Available Points				105

At the conclusion of the deliberations, the City’s Procurement Manager asked members to finalize their ranking sheets. The Procurement Manager tabulated the ranking sheets, and the following ranking was read aloud at the conclusion of the meeting.

CRITERIA TO BE RATED	Max Points	KL-Falcone AVG Points	Merrimac Ventures AVG Points	Terra, Comras, Zyscovich, AVG Points
QUALITY OF DEVELOPMENT PROPOSAL	70	66.20	62.20	61.80
STRENGTH OF FINANCIAL PLAN	30	29.60	14.00	22.80
BONUS POINTS	5	4.60	4.00	4.60
TOTAL POINTS	105	100.40	80.20	89.20

COMMITTEE OBSERVATION

Based on the Tabulation above, the committee determined that Kaufman Lynn Falcone Group was the highest-ranking firm, followed by Terra, Comras Company, Zyscovich, and Merrimac Ventures ranking third. The Evaluation Committee voted to advance the ranking to the City Manager. The Evaluation Committee Ranking Sheets are attached hereto as **Exhibit Two**.

BACKGROUND INVESTIGATIVE FINDINGS

The City engaged the services of the D&R Agency, to provide background investigation services on the three development teams and their principals. A summary of findings is detailed below.

KAUFMAN LYNN FALCONE GROUP

Kaufman Lynn Construction, Inc:

Kaufman Lynn Construction, Inc., was established on January 24, 1989, as a Florida Profit Corporation. Michael I. Kaufman is named as CEO and Director at a listed address in Delray Beach, Florida. Douglas Simms was discovered to be the CFO and Treasurer at a listed address in Coral Springs, Florida. Timothy Bonczek was discovered to be the Vice-President at a listed address in Delray Beach, Florida. Christopher Long was discovered to be Chief Operating Officer at a listed address of Pembroke Pines, Florida. Jack David Evans, exact title unknown, address Indian Rocks Beach, Florida was also listed on corporate records. Finally, Joshua M. Atlas was discovered to be CLO (Chief Legal Officer)/Corporate Secretary at a listed address of Delray Beach, Florida. No bankruptcies, liens, judgements, or other derogatory information was discovered in regard to Kaufman Lynn Construction, Inc.

Principal - Michael Kaufman:

The background check identified no liens, bankruptcies, judgements, or criminal offenses. Traffic offenses for "Speed" on 10/22/2009 and 10/02/2013 and three other non-moving violations plus a reckless and negligent driving charge on 12/11/2005. were identified.

Mr. Kaufman has many business and real estate ventures associated with his name. Mr. Kaufman has several professional licenses related to being a General Contractor. Social Media checks revealed nothing derogatory. Research did not locate any negative publicity or history associated with Mr. Kaufman.

The Falcone Group, LLC :

The Falcone Group, LLC, with a listed address of 1 Town Center Road, #600, Boca Raton, Florida, 33486 was established on April 4, 2004. Gary Gerson, 3001 PGA Blvd, #305, Palm Beach Gardens, Florida, 33410, was listed as the registered agent. Arthur Falcone, 1 Town Center Road, #600, Boca Raton, Florida, 33486, was listed as the manager. There were no liens or bankruptcies discovered associated with the Falcone Group. One judgment in the amount of \$6,900 from 2010 and a second judgment in the amount of \$8,900 (year unknown) against the Falcone Group, LLC were located. No other derogatory information against the Falcone Group, LLC was discovered.

Principal - Arthur Falcone:

The background check revealed a lien was recorded against Mr. Falcone from California, filed on 6/18/2008 in the amount of \$2,710.00, and a lien from Florida, filed on 4/1/2008 in the amount of \$486.00. One judgement was identified from 3/26/2009 in the amount of \$2502.00 and a second from 3/30/2009 in the amount of \$2823.00. Mr. Falcone has no identified bankruptcies. Mr. Falcone has no criminal history and a traffic offense history consisting of two speed violations from 2/28/2002 and 5/13/2011 and four additional non-moving violations.

Mr. Falcone has many business and real estate ventures associated with his name. Mr. Falcone has several professional licenses related to being a General Contractor and Construction Financial Officer. Social Media checks revealed nothing derogatory. Research did not locate any negative publicity or history associated with Mr. Falcone.

MERRIMAC VENTURES:

Merrimac Ventures, L.C. was established on August 9, 2000. The listed principal address was 2455 East Sunrise Blvd, Suite 112, Ft. Lauderdale, Florida 33304. The listed registered agent for this company is Dev Motwani. The listed title managers are Ramola R. Motwani and Nitin Motwani. Research also located a Merrimac Ventures Holding, LLC, 2434 East Las Olas Blvd, Ft. Lauderdale, Florida, 33301, with a filing date of 11/09/2021. Dale M. Reed was listed as the registered agent and Dev Motwani was listed as the title agent. No liens, judgments or bankruptcies were located while conducting a business records search of Merrimac Ventures, LC. There was no derogatory information discovered regarding Merrimac Ventures, L.C.

Principal - Dev Motwani:

The background check identified no liens, bankruptcies, judgments, or criminal offenses. Traffic offenses for "Speed" on 11/19/2015 and 9/21/1997 and a stop sign violation on 11/21/2012, were identified. Mr. Motwani has many business and real estate ventures associated with his name. Social Media checks revealed nothing derogatory. Research did not locate any negative publicity or history associated with Mr. Motwani.

Principal - Nitin Motwani:

The background check identified no liens, bankruptcies, judgments, or criminal offenses. Traffic offenses two minor traffic infractions on 9/12/2018 and 7/8/2021 and two citations for "Speed" on 7/23/2016 and 3/5/2020 were identified. Mr. Motwani has many business and real estate ventures associated with his name. Social Media checks revealed nothing derogatory. Research did not locate any negative publicity or history associated with Mr. Motwani.

TERRA, COMRAS COMPANY, AND ZYSCOVICH

Terra Group:

Terra Acquisitions Florida, LLC was established on September 9, 2021, in the state of Delaware under Document Number M21000011558. The principal address associated with this company is 3310 Mary Street, #302, Coconut Grove, Florida, 33133. The mailing address is 3109 Grand Avenue, #349, Coconut Grove, Florida, 33133. The registered agent for this company is NRAI Services, Inc, 1200 South Pine Island Road, Plantation, Florida 33324. Jayme M. Halli was listed as a corporate officer for NRAI Services, Inc. No liens, judgments or bankruptcies were located while conducting a business records search of Terra Acquisitions Florida, LLC.

Principal- David Martin:

Summary: The background check revealed a state Department of Revenue tax lien in the amount of \$2,033 was recorded on 03/29/2021 against Martin. No bankruptcies were located. Mr. Martin was involved with two minor criminal offenses related to Trespassing and an Animal violation which occurred almost 30 years ago. Traffic related offenses were also identified as follows: Traffic: Citations for "Speed" on 7/09/2014; Red Light violation on 08/19/2019; Reckless Driving and Driving on a Suspended License on 10/26/2000. Mr. Martin has numerous business and real estate interests associated with his name. Many of these holdings relate to the Terra Group. Social Media checks revealed nothing derogatory. Research did not locate any negative publicity or history associated with Mr. David Martin.

The Comras Company:

The Comras Company of Florida, Inc, was established on 09/08/1992 as a Florida Profit Corporation. The registered agent is Michael A. Comras, and the principal and mailing address is the same: 1261 20th Street, Miami Beach, Florida 33139. Research indicated that the company used numerous deviations of this name over the past several years.

Principal - Michael Comras:

Summary: The background check revealed in 2013 a lien was recorded against Mr. Comras in the amount of \$1,570. No bankruptcies were located. No criminal or traffic violation records were identified. Three minor boating violations on 6/15/94, 6/30/94, and 5/22/95 were identified. Investigation did locate a September 2020 news article that discussed a real estate lawsuit against Comras and two other individuals. The article suggested that a \$300,000 judgement against Comras and the others had not been paid. Additional research was conducted, and the civil case file was located on the Miami-Dade Court website. That case, 2020-018432-CA-01, is listed as being in "Open" status. This seems to contradict the

article's assertion that a judgment against Comras and the others had been levied. The next hearing is scheduled for 05/22/2022. A link to the news article is as follows: <https://therealdeal.com/miami/2020/09/24/lawsuit-accuses-michael-comras-robert-cayre-and-harry-adimi-of-dodging-300k-judgment/>

Michael Comras has many corporate and business affiliations associated with his name. Social media checks revealed nothing derogatory for Mr. Comras. Research did not locate any negative publicity associated with Mr. Comras.

It is noted that although Bernard Zyscovich is listed in the name of this development team, he is listed as the Architect of Record rather than a proposer or development team principal. Therefore, no background investigation was conducted for this individual or his business.

FINAL RECOMMENDATION

The City of Oakland Park has received three outstanding proposals from three highly qualified development teams with a track record of success in the Public Private Partnership developments. A review of each of the proposals has found them all to be feasible with varying degrees of public benefit value, which is reflected in the ranking of the Evaluation Committee members.

The Evaluation Committee has reviewed each of the proposals and provided a ranking based on the scoring criteria developed as a part of the RFP. Furthermore, the City has conducted background checks on all three development firms and their principals. The Background checks did not reveal any derogatory information that would result in disqualification from the process.

As such, the Evaluation Committee is advancing the ranking for all three firms for City Manager consideration, the final ranking is as follows:

Kaufman Lynn Falcone Group	100.4
Terra, Comras Company, Zyscovich	89.2
Merrimac Ventures	80.2

In conclusion, the Evaluation Committee's recommendations and rankings are based on the representations, designs, and financial plans included in the responses to RFP #011322. In an effort to ensure efficient negotiations, it is recommended that the City Manager consider including as a part of any resolution of award associated with RFP #011322, the authority to cease negotiations with the top ranked firm in his discretion or after ninety (90) calendar days and move to negotiations with the next highest ranked firm.

EXHIBIT ONE – Technical Advisor Reports

RFP # 011322: City of Oakland Park Downtown Properties
Phase Two Development Proposals

R. Miller Consulting Group – Policy Based Technical Report

Renee Miller, President

January 31, 2022

DEVELOPMENT PROPOSAL SUMMARY: KAUFMAN LYNN FALCONE GROUP

Development Team and Project Professionals

The Kaufman Lynn Falcone Group (KL Falcone) Development Team is a partnership between Kaufman Lynn Construction Company, a South Florida based full service commercial development and construction company and The Falcone Group, a South Florida based, vertically integrated real estate firm. The KL Falcone Group has identified the following professionals

- Architect: BC Architects
- Civil Engineer: Botek Thurlow Engineering
- Land Use/Legal Counsel: Lochrie Chakas, P.A.
- Landscape Architects: Rhett Roy
- S/M/WBE/Workforce: MCO Construction
- Community Outreach: The Mosaic Group
- Public Art Consultant: George Gadson Studios

Development Program

The KL Falcone Development Program has 4 main elements: (1) two mixed used buildings located to the north and south of the site; (2) one low-rise residential building located on the east side of the site; (3) a curved Woonerf which traverses the center of the development; (4) various public open spaces:

North Building:

- 5 Stories
- Ground Level Retail
- 4 Story Commercial Space

- 56 Unit Mid Rise Residential of which (8 Live Work Units)
- 208 Space Parking Garage
- Rooftop Event Space
- Requires Acquisition of Parcel A

South Building:

- 6 stories
- Ground Level Retail
- 550 Space Parking Garage
- 190 Mid Rise Residential Units
- Amenity Deck

Residential Building:

- 22 Residential Townhomes

Public Open Space:

- Relocation of all requested recreational amenities
- Includes the acquisition of Parcel B as Open Space

Construction Timeline and Major Milestones

Award:	March 2022
Design and Permitting:	December 2022
Construction:	January 2025
Completion and Occupancy:	March 2025

36-month completion timeframe
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Developer Negotiating Team

- Alfonso Costa, Jr. Executive VP, Falcone Group
- Ryan Williams, Director of Acquisitions, Falcone Group
- Michael Kaufman, President/CEO, Kaufman Lynn
- Jeff Zalkin, Vice President, Kaufman Lynn

PROJECT PRIORITY ALIGNMENT SUMMARY:

The City communicated the priorities adopted by the City Commission for this redevelopment project in three categories: *Must Have*, *Will Encourage*, and *Strongly Prefer*. Proposers were advised that the City would evaluate their ability to satisfy these project priorities to determine the overall strength of the proposal and its benefit to the community.

Must Have: This category represents items that **must be included** in a proposer's development concept to be considered responsive.

Will Encourage: This category represents aspirational development goals that the City has embraced for the future of the Downtown.

Strongly Prefer: This category represents the City's strong desire to maximize the development envelope.

Using the City Commission priorities as a guide RMCG evaluated each firms' response and provided a summary by element which is provided below.

PROGRAM ELEMENT	SUMMARY
MUST HAVE	
High Quality Diverse Residential Offerings	<p>236 Mid-Rise Apartments 8 Live Work Units <u>22 Townhomes</u> 268 Units</p> <p>The maximum number of units permitted on this site with bonus provision would be 369 units. The development has 101 less units than the maximum. The development proposal includes three types of residential offerings, townhomes, mid-rise apartments, and live work units.</p> <p>The North building as proposed would require the acquisition of Parcel A.</p>
Innovative Retail/Commercial Attraction Strategy	<p>KL Falcone indicated three tangible strategies aimed at activation of commercial spaces:</p> <ul style="list-style-type: none">• The engagement of WorkChew to drive off peak restaurant activation though the marketing of remote work memberships at restaurant locations throughout the development.• A dedicated Director of Leasing for the project hired under Falcone Group that will leverage retail relationships, to ensure the successful lease up of the commercial spaces.• The inclusion of a commercial "culinary concept" in the North Building facing Woonerf, such as a teaching kitchen or Culinary School although no firm tangible partner or business is identified.

Parking	<p>208 structured spaces North parcel 548 structured spaces South Parcel 60 on street spaces 6 EV Charging Stations 60 Bicycle parking paces</p> <p>756 structured parking spaces, 60 on street spaces for a total of 816 spaces; of which,195 are dedicated to public amenity and the train station, as well as 60 bicycle parking spaces.</p> <p>The City currently provides 241 public parking spaces in this area, this includes those spaces that are dedicated to City Hall staff during business hours.</p>
Woonerf Development	<p>KL Falcone design includes a large curved Woonerf with a central fountain, seating areas, and landscape spaces which are made to integrate into the buildings and create flexibility for community events.</p> <p>The Development team states that they will make a \$1,775,000 contribution to the Woonerf which according to the development firms' representation would cover 100% of the cost of development.</p>
Innovative Public Gathering Spaces	<p>In addition to the Woonerf, the Development program includes a dog park to the east around the historic tree, a covered public plaza in the north building, and additional recreational gathering space through the acquisition of Parcel B adjacent to Greenleaf Park.</p>
Train Stop Integration	<p>The project incorporates a train station in front of the development and creates a raised platform that opens into the central fountain in the Woonerf. The station platform as designed includes spaces for small retail kiosks.</p> <p>The proposal includes 195 public spaces that can support the train station.</p> <p>The Development Team states that they will make a \$5,600,000 contribution to the train station, which according to the development firms' representation would cover 100% of the cost of development.</p>
Preservation of Open Space to include Historic Tree	<p>The development program includes the preservation of the historic tree, highlighting the tree as a greenspace adjacent to the mixed-use building on the south side and the three-story residential townhomes on the east side of the development.</p>
Greenleaf Park Relocation	<p>The plan relocates recreational amenities desired by the City and includes the acquisition of Parcel B. Parcel B will house an open-air pavilion that can be used for public gathering.</p>

	The Development Team is making a \$1,764,180 contribution to Greenleaf Park which according to the development firms' representation would cover 100% of the cost of development.
Well-designed Urban Green Spaces	The Development includes a Path and Bioswale area proximate to the North Building which is designed to naturally mitigate flood risk. The development of this space would necessitate the acquisition of Parcel A.
Grants	The Development Team has indicated a desire to work with the City to identify and pursue grant opportunities in support of the development. The development team has a dedicated Grant Support Associate who has previous experience in successfully obtaining grant funding.
WILL ENCOURAGE	
Affordable Housing Strategy	The Development Team will dedicate 10 % of the housing to workforce, which is defined as 120% - 140% of AMI, based on the total number of units proposed, this will be 26 dedicated "workforce housing" units.
Sustainable Elements	The Development Team has committed to "Green Building Techniques" and "Green Design Elements", and the incorporation of sustainable ways to manage stormwater runoff thorough the use of bioswales throughout the development.
Small Business Opportunities	The Development Team is using MCO Construction to develop a workforce training program and identify small, minority, and women business enterprises that can contribute to the project. In addition, the Team will utilize WorkChew to increase the daytime activation of restaurants in the development.
STRONGLY PREFER	
Adjacent Parcel Acquisition	The Development proposal includes the acquisition of both Parcels A and B.

RFP # 011322: City of Oakland Park Downtown Properties
Phase Two Development Proposals

R. Miller Consulting Group – Policy Based Technical Report

Renee Miller, President

January 31, 2022

DEVELOPMENT PROPOSAL SUMMARY: MERRIMAC VENTURES

Development Team and Project Professionals

Merrimac Ventures is a South Florida based development firm with two principals, Dev Motwani and Nitin Motwani. Merrimac Ventures identified the following professionals as part of their development team:

- Architect: Nichols Brosch Wurst Wolfe

Development Program

The Merrimac Ventures Development Program has four main elements: (1) two mixed used buildings located to the north and south of the site; (2) 4 live work unit buildings located on the east side of the development; (3) the Woonerf which traverses the center of the development; and (4) three public parks located throughout the development.

The North Building:

- 6 Stories
- Ground Level Commercial (retail, office, educational)
- Residential Units (number of units not defined by building 353 total units)
- Green Roof
- Parking Garage (number of spaces not defined)
- Bridge to South Building
- Requires Acquisition of Parcel A

South Building:

- 6 stories
- Ground Level Retail
- Parking Garage (number of spaces not defined)
- Residential Units (number of units defined by building 353 total units)
- Bridge to North Building
- Amenity Deck

Live Work:

- 4 buildings

- 3 stories
- 8 Live work units

Public Open Space:

- Relocation of all requested recreational amenities
- Includes the acquisition of Parcel B as Open Space
- Innovation Park
- Tree Park

Construction Timeline and Major Milestones

RFP and Pre-Development:	3 Months
Design/Permits/Demo:	16 Months
Construction:	27 Months
Certificate of Occupancy:	2 Months

48-month completion timeframe
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Developer Negotiating Team

- Dev Motwani, Managing Partner
- Nitin Motwani, Managing Partner
- Dale Reed, Chief Operating Officer
- Jan Pedro San Martin, VP of Development

PROJECT PRIORITY ALIGNMENT SUMMARY:

The City communicated the priorities adopted by the City Commission for this redevelopment project in three categories: *Must Have*, *Will Encourage*, and *Strongly Prefer*. Proposers were advised that the City would evaluate their ability to satisfy these project priorities to determine the overall strength of the proposal and its benefit to the community.

Must Have: This category represents items that **must be included** in a proposer's development concept to be considered responsive.

Will Encourage: This category represents aspirational development goals that the City has embraced for the future of the Downtown.

Strongly Prefer: This category represents the City's strong desire to maximize the development envelope.

Using the City Commission priorities as a guide RMCG evaluated each firms' response a summary of which is provided below.

PROGRAM ELEMENT	SUMMARY
MUST HAVE	
High Quality Diverse Residential Offerings	<p>353 Residential Units <u>8 Live Work Units</u> 361 Units</p> <p>The maximum number of units permitted on this site with bonus provision would be 369 units. The development scenario has 8 less units than the maximum. The development proposal includes two types of residential offerings, apartments, and live work units.</p> <p>The Development proposal includes the acquisition of Parcel A.</p>
Innovative Retail/Commercial Attraction Strategy	<p>The Development Team states that an important attribute to their commercial attraction strategy is their potential partnership with Broward College and the incorporation of Broward College's educational program into the development. The development team also notes the following tangible strategies:</p> <ul style="list-style-type: none">• Daytime and nighttime activation through a well-balanced mix of tenants• Educational programs which would include and innovation hub or culinary school
Parking	<p>647 spaces in private parking garages 80 spaces in public garage 78 on street spaces</p>

	<p>727 structured parking spaces, 78 on street spaces for a total of 805 spaces; of which 158 are dedicated to public use. The development team did not define the number of bicycle parking spaces to be included in the development, nor was the number of EV parking spaces defined, however both amenities were mentioned.</p> <p>The City currently provides 241 public parking spaces in this area, this includes those spaces that are dedicated to City Hall staff during business hours.</p>
Woonerf Development	<p>The development program includes a Woonerf. Under this program the Woonerf would be the location for which the retail spaces are concentrated. The Woonerf is designed to be a public gathering space and incorporates a train station arrival point which spills onto the central lawn that includes Solar powered Trees, Bioswales, and a performance green.</p> <p>The Development team states that they will make a contribution of \$2,000,000 for the development of the Woonerf. The development firms financial form indicates this financial contribution is estimated to cover the full cost of development.</p>
Innovative Public Gathering Spaces	<p>The Development program includes several parks that provide public gathering opportunities, Innovation Park which is situated to the east side of the north building and Tree Park located around the historic tree on 37th Street and 13th Ave.</p>
Train Stop Integration	<p>The project design includes a platform for the future commuter rail stop in front of the proposed development.</p> <p>The Development Team states that they will make a contribution to the train station, of up to \$500,000 towards the cost of development. The firm makes no statement as to what portion of the overall development cost that this contribution represents.</p>
Preservation of Open Space to include Historic Tree	<p>The development program also includes the preservation of the historic tree and the creation of a public gatherings around the tree, as well as an additional green space referred to as innovation park. The development team states that 39% of the lots size is attributed to open space within the development which exceeds code requirements.</p>
Greenleaf Park Relocation	<p>The plan relocates recreational amenities desired by the City and includes the acquisition of Parcel B. Parcel B is proposed to be used as additional recreational space or potentially a future community center.</p>

	The Development team is making a \$500,000.00 contribution to the development of Greenleaf Park. The firm makes no statement as to what portion of the overall development cost that this contribution represents.
Well-designed Urban Green Spaces	The Development program includes urban green spaces that are both public a private throughout the development, with the use of green rooftops as a part of the amenity deck. The development also includes the use of lawn seating to provide performance spaces as well as bioswales for water retention.
Grants	The development firm has noted that they plan to work with the City to obtain funding from the County's Reinvestment program in the amount of \$1M to support the program.
WILL ENCOURAGE	
Affordable Housing Strategy	The development team will dedicate 20 units to workforce housing (defined as 80 - 140% of AMI). Based on the total number of units proposed, this represents approximately 5% of the total units proposed.
Sustainable Elements	The development team proposal noted that they plan to construct the project to Florida Green Build Coalition Certification standard and includes Bioswales and Solar Power Trees in the development plan.
Small Business Opportunities	The development team did not provide any tangible strategies in this area but does note that their potential partnership with Broward College could include an innovation hub and or culinary school and that the goal of the educational partner is to provide educational programs that will enhance small business opportunities.
STRONGLY PREFER	
Adjacent Parcel Acquisition	The development team indicated that their goal is to acquire Parcels A and B. In the team's financial plan, they state that in lieu of a land payment to the City for the value of the City Hall site, they will spend \$4.5 M acquiring Parcels A and B.

RFP # 011322: City of Oakland Park Downtown Properties
Phase Two Development Proposals

R. Miller Consulting Group – Policy Based Technical Report

Renee Miller, President

January 31, 2022

DEVELOPMENT PROPOSAL SUMMARY: TERRA COMRAS ZYSCOVICH

Development Team and Project Professionals

The Terra Comras Zyscovich Group, is a development team that is comprised of two proposers: Terra, a South Florida based development firm, and The Comras Company, a Miami Beach based real estate firm that specializes in tenant/agency leasing, asset sales, market analysis, site selection, planning and design. The lead architect for this project is Zyscovich, a multi-disciplinary firm headquartered in Miami. Terra, Comras, Zyscovich has identified the following professionals as part of their development team:

- Architect: Zyscovich
- Landscape Architects: LOLA
- Land Use/P3/Legal Counsel: Bilzin Sumberg/Greenspoon Marder
- General Contractor: Moss Construction
- Residential Construction/Mgmt.: Common
- Structural Engineer: Desimone Consulting Engineers
- Civil Engineer: Sun-Tech Engineers
- MEPFP: HNGS Engineers
- Traffic Engineer: Kimley-Horn

Development Program

The Terra, Comras, Zyscovich Development Program has three main elements: (1) two mixed used buildings located to the north and south of the site; (2) the community park located to the

east of the mixed-use buildings; (3) and the Woonerf which traverses the center of the development. The Terra, Comras, Zyscovich proposal also includes an alternate scenario, without the acquisition of Parcels A and B. The development group indicates that their participation would still be feasible should the acquisition of these sites not come to fruition.

The North Building:

- 6 Stories (steps down to 5 stories, then to 1 story on east side)
- Ground Level Commercial (flex/ retail, office/ food and beverage)
- 133 Residential Units
- Rooftop deck amenity to serve residential
- Courtyard on east facing side
- Requires Acquisition of Parcel A

South Building:

- 6 stories (steps down to 4 stories facing 37th Street, and 3 stories along 13th Ave.)
- Ground Level Retail
- Ground Level Daycare
- 699 Space Parking Garage
- 191 Residential Units
- 15 Live Work Units
- Amenity Deck

Public Open Space:

- Relocation of all requested recreational amenities
- Includes the acquisition of Parcel B as Open Space

Construction Timeline and Major Milestones

RFP and Pre-Development:	May 2022
Entitlements/Design/Permits:	July 2023
Construction:	January 2025
Lease Up:	December 2025

**45-month completion
timeframe**

Developer Negotiating Team

- David Martin, CEO Terra
- Michael Comras, President CEO, The Comras Company
- Ellen C. Buckley, V.P., Director of Development, Terra
- Hash Alyawer, V. P. Finance Terra
- Eric Singer, Partner, Bilzin Sumberg

PROJECT PRIORITY ALIGNMENT SUMMARY:

The City communicated the priorities adopted by the City Commission for this redevelopment project in three categories: *Must Have*, *Will Encourage*, and *Strongly Prefer*. Proposers were advised that the City would evaluate their ability to satisfy these project priorities to determine the overall strength of the proposal and its benefit to the community.

Must Have: This category represents items that **must be included** in a proposer's development concept to be considered responsive.

Will Encourage: This category represents aspirational development goals that the City has embraced for the future of the Downtown.

Strongly Prefer: This category represents the City's strong desire to maximize the development envelope.

Using the City Commission priorities as a guide RMCG evaluated each firms' response a summary of which is provided below.

PROGRAM ELEMENT	SUMMARY
MUST HAVE	
High Quality Diverse Residential Offerings	<p>324 Residential Units <u>15 Live Work Units</u> 339 Residential Units</p> <p>The maximum number of units permitted on this site with bonus provision would be 369 units. The development scenario has 30 less units than the maximum. The development proposal includes two types of residential offerings, apartments, and live work units.</p> <p>The development team also offers as an alternate scenario should the acquisition of Parcel A not come to fruition. This alternative includes 293 residential units and 15 live work units. The alternate scenario would equate to 61 less units than what would be permitted on site with bonus provision.</p>
Innovative Retail/Commercial Attraction Strategy	<p>In addition to the potential advantage of having one of the principal proposers specializing in tenant/agency leasing, the development team provided a multi-faced plan for innovative retail and commercial attraction which focuses on targeting experiential retail/entertainment opportunities and incorporates the following:</p> <ul style="list-style-type: none">• Makerspaces and the culinary school concept• Activation of the site through the creation of a sense of place• Pedestrian friendly street design• Incorporating blue green streets infrastructure

	<ul style="list-style-type: none"> • A raised porch adjacent to the Woonerf to create greater opportunity for outdoor gathering, dining, circulation • Activation of the east side of the development with the inclusion of a daycare facility adjacent to the historic tree.
Parking	<p>699 spaces parking garage in South Building 53 on street spaces EV Charging Stations (number not defined)</p> <p>699 structured parking spaces, 53 on street spaces for a total of 752 spaces; of which 30 are dedicated to train station and 100 are dedicated to public use. However, note that this writer could only confirm that 82 undesignated spaces open for public use. In addition, the development team did not define the number of bicycle parking spaces to be included in the development.</p> <p>The City currently provides 241 public parking spaces in this area, this includes those spaces that are dedicated to City Hall staff during business hours.</p>
Woonerf Development	<p>The Terra Comras Zyscovich Team has developed a detailed plan for the Woonerf to include a Recreation Area, Central Plaza, Oak Groves, Bocce Sand Court and Native Gardens.</p> <p>The Development team states that they will make a contribution of up to \$500,000 for the development of the Woonerf. According to the development firms' financial form this amount is "expected to be all" regarding the cost of the Woonerf development, which should be confirmed by the Development group as this contribution does not seem to align with the potential cost of this design.</p>
Innovative Public Gathering Spaces	<p>The Development team proposes the construction of a raised porch adjacent to the buildings along 12th Avenue that will create a space for circulation and dining. In addition, the North Building includes a covered plaza that faces 12th Avenue but traverses to the center of the mixed-use building.</p> <p>The development includes internal courtyards as well as public gathering space around the historic tree on 36th Street and 13th Avenue.</p>
Train Stop Integration	<p>The project design includes a platform for the future commuter rail stop in front of the proposed development. The overall circulation of the development includes two drop off locations to the north and south as well as a central platform that spills onto 37th Avenue. The development proposal identifies 30 dedicated spaces for the train station.</p> <p>The Development Team states that they will make a contribution to the train station, of up to \$2,000,000 towards the cost of development. According to the development firms' financial form this amount is "expected to be all"</p>

	regarding the cost of the train station development, this statement must be verified.
Preservation of Open Space to include Historic Tree	<p>The development program significantly exceeds required open space in the code in both the North and South buildings at the ground floor and roof top levels.</p> <p>The development program also includes the preservation of the historic tree and the creation of a public gathering space below it.</p>
Greenleaf Park Relocation	<p>The plan relocates recreational amenities desired by the City and includes the acquisition of Parcel B. Parcel B is proposed to be used as a flex space that could be used for farmers market or for public gathering spaces.</p> <p>The Development team is making a \$150,000.00 contribution to the development of Greenleaf Park. According to the development firms' financial form this amount is "expected to be all", which does not align with the potential costs associated with these amenities, this statement must be verified.</p>
Well-designed Urban Green Spaces	The Development includes a detailed landscape resiliency strategy to aide in building cooling, stormwater infrastructure, and water for reuse within and around the site. The development team also incorporates considerable landscaping throughout the woonerf and on to the adjacent commercial corridors and courtyards.
Grants	The development firm has indicated a desire to work with the City to identify and pursue grant opportunities in support of the development, however, the team did not indicate a specific strategy.
WILL ENCOURAGE	
Affordable Housing Strategy	The development team will dedicate 10% of the housing to workforce housing (% of AMI was not expressly stated). Based on the total number of units proposed, this will be 34 dedicated "workforce housing" units.
Sustainable Elements	<p>The development team detailed several tangible strategies for sustainability in this project:</p> <ul style="list-style-type: none"> • Blue and Green Street Infrastructure • Greater attention to building flood elevations • Solar panels on the roof (optional) • Rainwater harvesting • Landscape resiliency strategies

Small Business Opportunities	The development team referenced the integrated design which will increase activation and drive business. In addition, the development team referenced their plan to include a makerspace, which will provide services directly geared to the small business community.
STRONGLY PREFER	
Adjacent Parcel Acquisition	The development team indicated that their goal is to maximize the footprint and acquire Parcels A and B, however the team also provided an alternate proposal showing the viability of the development without the acquisition of either site.

Kaufman Lynn & Falcone

	Total	Per Gross Sq. Ft. (387,213 sq ft of built A/C Space)	Per Gross Sq. Ft. (651,789 sq ft of A/C space plus parking)	Notes/Assumptions
Purchase Price Paid to City	\$ 11,206,580	\$ 28.94	\$ 17.19	Cash Paid to City at Closing on Sale. Note: A total of \$15.70 million is included in the proforma which is part of the proposal. The \$4.5 million difference between the \$15.70 million and the \$11.21 million is associated with the purchase of the private willing seller parcels which are indicated in the proposal as being part of the development plan
Minus: requested City financial incentives	\$ -	\$ -	\$ -	
Plus: Contribution to Woonerf	\$ 1,775,000	\$ 4.58	\$ 2.72	Appears to assume Woonerf is proposed to be built by developer and this is the estimated cost to build the entire Woonerf
Plus: Contribution to Future Train Stop	\$ 5,600,000	\$ 14.46	\$ 8.59	Appears to assume that Future Train Stop to be developed by developer and this is an estimated cost for total construction of the train stop
Plus: Number of Public Parking Spaces (structured)	\$ 3,780,000	\$ 9.76	\$ 5.80	135 spaces of structured public parking at estimated \$28,000/space to be developed by developer and available to public over and above required by zoning or dedicated to a specific project element
Plus: Greenleaf Park	\$ 1,764,180	\$ 4.56	\$ 2.71	Appears to assume that Greenleaf Park is proposed to be built by developer and this is the estimated cost to build the entire park.
Total Cash and Public Investment Net Value	\$ 24,125,760	\$ 62.31	\$ 37.01	

Merrimac Ventures

	Total	Per Gross Sq. Ft. (355,012 sq ft of built A/C Space)	Per Gross Sq. Ft. (629,279 sq ft of A/C space plus parking)*	Notes/Assumptions
Purchase Price Paid to City	\$ -	\$ -	\$ -	Proposal indicates \$4.5 million but this is then offset by purchase of adjoining private willing seller parcels. Given both other proposers have indicated they are including the willing seller parcels as part of their plan without any offset of payments to the City for the acquisition of those parcels, "apples-to-apples", Merrimack proposed payment to City is \$0.00
Minus: requested City financial incentives	\$ -	\$ -	\$ -	Proposal indicates \$1.0 million county grant to be pursued by City and Merrimac but winning grant is not a condition precedent to proposal. As a result, City financial incentive required is \$0.00.
Plus: Contribution to Woonerf	\$ 2,000,000	\$ 5.17	\$ 3.07	Woonerf is proposed to be built by developer and this is the estimated cost to build the entire Woonerf plus two other non-Greenleaf Park open space areas
Plus: Contribution to Future Train Stop	\$ 500,000	\$ 1.29	\$ 0.77	Contribution to train stop to be developed by City
Plus: Number of Public Parking Spaces (structured)	\$ 2,800,000	\$ 7.23	\$ 4.29	80 spaces of structured public parking at estimated \$35,000/space to be developed by developer and available to public over and above required by zoning or dedicated to a specific project element
Plus: Greenleaf Park	\$ 500,000	\$ 1.29	\$ 0.77	Contribution towards park to be developed by City
			\$ -	
Total Cash and Public Investment Net Value	\$ 5,800,000	\$ 14.98	\$ 8.89	

Terra Comrass Zyscovich

Submitted two options which don't vary much financially as it relates to City benefit but for purposes of this table, the analysis is associated with Option B for best comparison with other proposals.

	Total	Per Gross Sq. Ft. (376,849 sq ft of built A/C Space)	Per Gross Sq. Ft. (647,343 sq ft of A/C space plus parking)*	Notes/Assumptions
Purchase Price Paid to City	\$ 14,521,000	\$ 38.53	\$ 22.43	Proposal is for a 99-year ground lease. Amount paid to City to the left is the Present Value of the cash flow stream the developer is proposing to make to the City and assumes that the maximum 48 month development/construction period without any proposed payments during that period beyond the initial \$750,000 payment is required to complete the project. Present Value discount rate utilized is 5.00%. This calculation provides a basis for comparison with the other proposals.
Minus: requested City financial incentives	\$ -	\$ -	\$ -	
Plus: Contribution to Woonerf	\$ 500,000	\$ 1.33	\$ 0.77	Woonerf is proposed to be built by developer and represents the estimated cost to build entire Woonerf
Plus: Contribution to Future Train Stop	\$ 2,000,000	\$ 5.31	\$ 3.09	Contribution to train stop to be developed by City
Plus: Number of Public Parking Spaces (structured)	\$ 1,682,600	\$ 4.46	\$ 2.60	89 spaces of structured public parking at estimated \$20,000/space to be developed by developer and available to public over and above required by zoning or dedicated to a specific project element.
Plus: Greenleaf Park	\$ 150,000	\$ 0.40	\$ 0.23	Appears to assume that Greenleaf Park is proposed to be built by City with developer providing budget for the relocation of existing or replacement equipment.
Total Cash and Public Investment Net Value	\$ 18,853,600	\$ 48.69	\$ 29.12	

RFP #011322

**City of Oakland Park - Downtown Properties Redevelopment Project
Phase Two Development Proposals**

+LAB Architect PLLC - Design Elements & Sustainability Summary Report Form

Illya Azaroff, FAIA

Erik Jester, Assoc. AIA

Review Conducted / Completed: **01/18/2022 / 01/31/2022.**

Development Team: Kaufman Lynn & Falcone Group

A. Evaluation:

Assessment of this proposal.

Our team thoroughly reviewed the materials submitted by all the qualified teams. Our evaluation surrounded the feasibility of the proposed architecture as it relates to several criteria. The criteria outlined in the RFQ process are central to our assessment and listed throughout this report form. It must be noted our evaluation criteria do NOT focus on the aesthetics of the projects submitted, rather our role is to focus on the quality of the proposals related to sustainability, including environmental stewardship, material use, renewable energy production, stormwater management, and storm ready elements with resiliency measures in mind.

In addition, our team examined the proposals impact to the surrounding neighborhood, the building massing, arrangement, and urban impact. The key area for evaluation is the ascertaining the overall alignment of the proposing team's goals with the goals of the City of Oakland Park.

1. Does the Development Team satisfy the following question?

1.1. Displays a Willingness to Incorporate Sustainable Design Elements, Construction Materials, & Experience with Rehabilitation and Reuse of Environmentally Impacted Sites.

2. Does the Development Team demonstrate in the proposal the City / Community Vision that includes each of the following criteria?

2.1. Protect Neighborhood Quality of Life:

2.1.1. Building Massing along the Southeast Elevation at NE36th Street illustrates sensitivity to existing adjacent scale of neighborhood.

2.1.2. Proposed building quality includes Architectural Relation to the New Sky Building Development to the West of the Site. Specifically, the waling bridge between the north and south buildings in the scheme.

2.1.3. Integrates existing "Quality of Life Programing" with the expansion of the Culinary District.

2.2. Expand Green Space:

2.2.1. Overall Site Design provides multiple areas of Green/Open Space, including the New Greenleaf Park location with relocated active programming.

2.2.2. Proposed Woonerf includes 3 Island Green Spaces organizing Open Space around Green Zones.

2.2.3. To the East of the South Building, a Dog Park, and the Existing Ficus Tree (requirement) helps maintain, enhance, and increase Green Space.

2.3. Support Downtown Commuter Rail:

2.3.1. Proposed Multiple Uses included Retail Storefront, Office Plazas, Residential, and Parking Amenities.

2.4. Embrace Sustainability:

2.4.1. KL-Falcone Team illustrates an Excellent Track Record for Sustainability, which includes design workshops as part of their process. 27 LEED Projects have been completed by Kaufman Lynn.

2.4.2. This scheme supports Sustainability more from the Social and Economic perspective as stated as a team goal. Environmental Sustainability is also addressed and can go further across the project.

2.5. Incorporate Parking and Mobility:

2.5.1. A total of 816 Proposed Parking Spaces throughout the development.

2.5.2. Multiple Bicycle Parking Locations are provided totaling 60 spaces with additional proposed spaces to be provided at New Greenleaf Park Location.

2.5.3. Walking and Biking Promotion of “Active Design” Strategies for Healthy Communities are represented.

3. Are the following Project Priorities met?

3.1. Listed as “Must Haves” in RFP

3.1.1. Parking. To include additional public spaces & alternate transportation such as Bike and EV Stations:

3.1.1.1. There are 60 Spaces of Street Parking, including (2) EV Station Locations provided at Southwest Corner of Site and along Central Garage Access to NE 37th Street. Proposal Lists (6) Charging Stations Overall (10%).

3.1.1.2. Multiple Bicycle Parking Locations are provided totaling 60 spaces with additional spaces at New Greenleaf Park Location. This is an element of Active Design.

3.1.2. Well Designed Urban Green Space that includes Sustainable Elements (Bio-swales & Water Harvesting):

3.1.2.1. Proposed Open Space to the East of North Building includes a 9500sf Planted Bio-swale with increased pedestrian access.

3.1.2.2. Bio-swales are integrated into the Woonerf walking areas.

3.1.3. Integration of Commuter Rail Stop:

3.1.3.1. Integration of Vegetation, Plantings, and Seating along adjacent Woonerf illustrates Connection of Public Space and Environment.

3.1.4. Woonerf: Construction of Living Street (Pedi & Bicycles):

3.1.4.1. A total of 13500 square feet of Green Space, including the North Mini Botanical Garden proposes Native Plant Species surrounded by Seating.

3.1.4.2. Bicycle Parking Areas are located in and around the Woonerf.

3.1.4.3. Design Suggests Flexible Public Space for Multi/Seasonal Use.

3.1.4.4. Building arrangement and placement creates generous Plaza Space in conjunction with the Rail Stop, Woonerf and Pedestrian activities.

4. Listed as Will Encourage in RFP

4.1. Sustainable Building Practices that include design, construction and stewardship of projects and environments that align human need & ecological resourcefulness.

4.1.1. KL-Falcone Team illustrates excellent track record for Sustainability, including 27 completed LEED Projects.

4.1.2. Good Past Project Reference – Plantation Walk

4.1.3. Many strategies employed in past projects are referenced in this proposal

4.2. Water Conservation, Renewable Energy, & Low Embodied Carbon.

4.2.1. Water Conservation is displayed in this project using Bio-swales and Rainwater Harvesting.

4.2.2. No clear strategies presented on Renewable Energy.

4.2.3. Few strategies on Low Embodied Carbon, and only a pledge for local materials and labor to reduce some carbon has been stated. This Team pledges to implement Green Building Techniques in alignment with industry guidelines (see 6.9.1)

B. SUSTAINABILITY EVALUATION ELEMENTS: The City of Oakland Park views sustainability as the integration of environmentally durable, socially durable, and economically durable elements.

5. Has Team Kaufman Lynn & Falcone Group considered each of these elements in development proposals?

5.1. New Team Addition of Work Chew / Tech Workforce Platform & “Culinary District” Revenue Driver illustrate proposed Community Engagement & Partnership via School Outreach & Public Art.

- 5.2. Team pledges to achieve Local Vendor, Sub-Contractor, Tradesman, and Laborer Participation. Excellent proven strategy for economic sustainability and community social sustainability.
- 5.3. Active design guidelines and Fitwel, both geared to the health of the public are present in this design scheme and proposal. Increasing walking spaces that are climactically comfortable, shaded and well attuned to prevailing winds are in this scheme. The team is providing bicycle circulation, mass transit, and outdoor gathering spaces conducive for public use.

6. Has Team Kaufman Lynn & Falcone Group addressed the following areas as part of the submission evidence and project proposals in The City of Oakland Park?

6.1. Flood Elevation Compliance:

- 6.1.1. Flood Elevation Compliance response is not clear in the current Schematic Design.

6.2. On Site Power Generation (Renewables):

- 6.2.1. None Shown or Communicated.

6.3. EV Charging Stations:

- 6.3.1. (2) EV Station Locations are provided at Southwest Corner of the site and along the Central Garage Access at NE 37th Street. Proposal Lists (6) Charging Stations Overall (10%).

6.4. Rainwater Harvesting:

- 6.4.1. Some increase to Stormwater Management is indicated in the design and in alignment with the goals of the City of Oakland Park. Rainwater Harvesting from the rooftop of the North Building, the creation of a Bio-swale, and Permeable Pavement throughout the Woonerf contribute to greater Storm Water Capacity.

- 6.4.2. Note: Additional opportunities are not clear in the current design proposal.

6.5. Construction Material Selection (Sustainable):

- 6.5.1. Past Projects provided within the proposal indicate a track record for Sustainable Material Use and the Team commits to conducting the same practices in this project. (See page 50)

6.6. Building Glazing and Positioning:

- 6.6.1. This scheme reduces the Direct Solar Exposure to the West by angling the North Building and curving the South Building, potentially reducing heat gain significantly from the setting sun to the West. The position as envisioned reduces Overall Heat Load to the occupants. While the facades facing solar exposure have a balance of recessed (shaded) balconies, solid walls, and modest number of windows to further indicate a sensitivity to heat gain from the sun. The aforementioned balance is a sustainable srrangement and strategy for passive lighting.

- 6.6.2. Please note that by reducing solar gain through the design the operations cost for the homeowner and building are lower over the life of the building.

6.7. Passive Building Strategies:

6.7.1. Design includes Solar Heat Control devices by use of Vertical Slats addressing Heat Gain along the Western Exposure.

6.8. Cooling Corridors in the Urban Environment:

6.8.1. The Woonerf and the Building Masses create a Cooling Corridor that funnels cooler air through NE 37th Street, which is a shaded street. This created Cooling Corridor is aided by the central fountain that can act as “air-conditioning” via Evaporative cooling.

6.9. Building Materials for Low Embodied Carbon:

6.9.1. This Team pledges to implement Green Building Techniques in alignment with industry guidelines. Recycle up to 90% of waste material, use of construction techniques that are custodial over the surrounding environment. Finishes for Interiors are pledged to meet similar standards, with Low VOC Materials & Finishes with high levels of recycled content.

6.10. OTHER:

7. The City of Oakland Park is encouraging the Implementation of Sustainable Practices as a part of The Downtown Properties Redevelopment Project. Has the Development Team **Kaufman Lynn & Falcone Group** included elements in the proposal?

7.1. Detention/Retention Systems:

7.1.1. Bio-swale only.

7.2. Exfiltration Trenches:

7.2.1. None Shown or Communicated.

7.3. Storm Water Wells:

7.3.1. None Shown or Communicated.

7.4. Green Infrastructure & Materials:

7.4.1. Sustainable Landscaping:

7.4.1.1. North Mini Botanical Garden proposes Native Plant Species surrounded by Seating.

7.4.2. Flood Resistant Materials – Permeable Pavers:

7.4.2.1. Scheme represents Permeable Pavers.

7.5. Rainwater Harvesting:

7.5.1. Yes, via Roof Collection on the North Building, the two Elevated Green Plazas at both the North and South Buildings as well as the Woonerf elements.

7.6. Bio-swales / Bio-Retention:

7.6.1. Proposed Open Space to the East of North Building includes a 9500 square foot Planted Bio-swale.

7.7. Blue & Green Roofs:

7.7.1. Green Roof Plazas & Event Spaces on both the North Building and South Building provide Exterior Public Spaces. Elevated Outdoor Space is a Resilient and Sustainable Measure.

7.7.2. Other Roof Areas have not been programed.

7.8. OTHER:

8. Does the Development Team meet and demonstrate a working knowledge of these Sustainability Qualifications:

8.1. Knowledge and Experience: Sustainability Certifications: USGBC LEED, LBC (Living Building Challenge), WELL, etc.

8.1.1. KL-Falcone Team illustrates excellent track record for Sustainability, including 27 completed LEED Projects.

8.1.2. Multiple FitWel Design and Site Strategy Standards are in the current design proposal highlighting Active Design.

8.2. Demonstrate Passive Building Strategies:

8.2.1. See 6.6.1 for comments on Passive Lighting.

8.3. Demonstrate Mitigation Measures that include Long-term Climate Projections:

8.3.1. Overall form of the buildings demonstrates some Wind Mitigation Techniques as well as Heat Gain to the interior spaces which will become increasingly important over time.

8.4. Experience within South Florida (Broward & Miami Dade Counties), Coastal Construction, High Wind and Flood Design with current Best Practices.

8.4.1. Multiple Projects recently completed within South Florida illustrate Strong Experience.

C. WRITTEN Summary Development Team Kaufman Lynn & Falcone Group:

Urban Design and Massing

The stepped back massing on NE 37th Street and the low-rise portion of the South Building on NE 36th Street are sensitive to surrounding scale of the street and surrounding neighboring buildings (See Page 9 and Diagrams on Page 13). The curved mass assists in shedding wind pressure and the less abrupt geometries overall also may assist in shedding high winds during storm events.

However, the North Building Mass labeled “5 Stories Mixed Use” (See Page 8) has a great deal of glass that is vulnerable to high wind events given the size and geometry. The ground level set back on the same building provides a protected walking colonnade for pedestrian traffic (see page 12)

Low-rise Massing on the Southeastern side of the Site (See Page 11) is sensitive to the neighborhood scale and surrounding properties.

Traffic Patterns and Circulation Studies inform the overall building placement and create a generous Plaza Space for the Woonerf, with few cars from NE 12th Avenue North Entry. The hierarchy of traffic is organized in this scheme to reflect Active Design for pedestrian use supporting Social Programming.

Architecture, Elements, and relation to Resiliency and Sustainability

The proposed project arrangement and architecture elements are in line with several past South Florida projects completed by the Team. It is our opinion that the project team understands well the Cost of Construction in alignment with Sustainable concerns and are reflected to a good degree in the proposal here submitted.

Additional Points:

- Development Proposal includes Sustainability Support (Environmental, Social, & Economic).
- Includes Affordable Housing.
- Un-developed Opportunities atop Roof Surfaces of Main Building Massing.
- Un-developed Opportunity and Potential to Leverage New Green Leaf Park Site as part of Storm Water Management System.
- Storm Water Management by use of Planted Bio-swale near the North Building is an excellent Living with Water addition, with potential to integrate this concept on other areas throughout Development.

RFP #011322

City of Oakland Park - Downtown Properties Redevelopment Project Phase Two Development Proposals

+LAB Architect PLLC - Design Elements & Sustainability Summary Report Form

Illya Azaroff, FAIA

Erik Jester, Assoc. AIA

Review Conducted - Completed: **01/18/2022 - 01/31/2022.**

Development Team: Merrimac Ventures

A. Evaluation:

Assessment of this proposal.

Our team thoroughly reviewed the materials submitted by all the qualified teams. Our evaluation surrounded the feasibility of the proposed architecture as it relates to several criteria. The criteria outlined in the RFQ process are central to our assessment and listed throughout this report form. It must be noted our evaluation criteria do NOT focus on the aesthetics of the projects submitted, rather our role is to focus on the quality of the proposals related to sustainability, including environmental stewardship, material use, renewable energy production, stormwater management, and storm ready elements with resiliency measures in mind.

In addition, our team examined the proposals impact to the surrounding neighborhood, the building massing, arrangement, and urban impact. The key area for evaluation is the ascertaining the overall alignment of the proposing team's goals with the goals of the City of Oakland Park.

1. Does the Development Team satisfy the following question?

1.1. Displays a Willingness to Incorporate Sustainable Design Elements, Construction Materials, & Experience with Rehabilitation and Reuse of Environmentally Impacted Sites.

1.1.1. Some Select Sustainable Design Elements are incorporated throughout the Proposed Development.

2. Does the Development Team demonstrate in the proposal the City / Community Vision that includes each of the following criteria?

2.1. Protect Neighborhood Quality of Life:

2.1.1. The (8) Live Work Units along the East Side of the Development do represent sensitivity to the adjacent exiting neighborhood with stepped back massing and terraces. However, with respect to material use, there a contrast between proposed and existing buildings.

2.1.2. Architecturally, the Connecting Bridge between the North and South Buildings mirrors New Buildings (Sky Building) planned to the West.

2.2. Expand Green Space:

2.2.1. The proposed development includes multiple Green Spaces, both Elevated and Parks located at-grade. The Woonerf running parallel to the Commuter Rail also helps increase Tree Canopy, and includes a Raised Lawn, and Bio-swales throughout.

2.3. Support Downtown Commuter Rail:

2.3.1. Yes, the shape of the Woonerf and Plaza align with the center of the Eastern Arrival Platform.

2.4. Embrace Sustainability:

2.4.1. The proposal represents multiple elements throughout the development supporting areas of Sustainability.

2.5. Incorporate Parking and Mobility:

2.5.1. Both Private and Public Parking have been provided with 647 Private Spaces, and Public Spaces totaling 157. (80 Garage & 78 On-Street). Bicycle Parking along the Woonerf, and Passenger Drop-off locations have been communicated to be provided within the Description, however none are represented throughout the renderings.

3. Are the following Project Priorities met?

3.1. Listed as “Must Haves” in RFP

3.2. Parking. To include additional public spaces & alternate transportation such as Bike and EV Stations:

3.2.1. Yes. Both Private and Public Parking have been provided with 647 Private Spaces, and Public Spaces totaling 157. (80 Garage & 78 On-Street). EV Stations are proposed.

3.2.2. Bicycle Parking, along both the Woonerf and Passenger Drop-off locations are communicated within the Narrative, however, none are represented throughout the renderings.

3.3. Well Designed Urban Green Space that includes Sustainable Elements (Bio-swales & Water Harvesting):

3.3.1. The Woonerf running adjacent to the Commuter Rail Station includes Active Green Space including Elevated Lawns supporting flexible programming. Sustainable Elements are represented including Bio-swales for Storm Water Management and Solar Power Tree in support of on-site Renewable Energy. The Solar Trees, increased planted Tree Canopy, and West Elevation Architecture help support a Cooling Corridor concept.

3.4. Integration of Commuter Rail Stop:

3.4.1. Arrival Plaza and Earth Berm area serve as a Traffic Secure Element with the raised end to traffic.

3.5. Woonerf: Construction of Living Street (Pedi & Bicycles):

3.5.1. The Woonerf running adjacent to the Commuter Rail Station includes Active Green Space including Elevated Lawns supporting flexible programming with Kiosks and Outdoor Space for Performance.

4. Listed as Will Encourage in RFP

4.1. Sustainable Building Practices that include design, construction and stewardship of projects and environments that align human need & ecological resourcefulness.

4.1.1. **Florida Green Building Coalition Certification is listed in this proposal as a Committed Goal.**

4.2. Water Conservation, Renewable Energy, & Low Embodied Carbon.

4.2.1. **Renewable Energy Practices are represented with Solar Power “Trees”, and Bioswales will help support New Planted Tree Canopy and Green Space along the Woonerf.**

4.2.2. **No inclusion of Low Embodied Carbon shown or included within the Narrative aside from the Florida Green Building Coalition Certification reference.**

B. SUSTAINABILITY EVALUATION ELEMENTS: The City of Oakland Park views sustainability as the integration of environmentally durable, socially durable, and economically durable elements.

5. Has Team **Merrimac Ventures** considered each of these elements in development proposals?

5.1. **Yes there are some elements addressed to a certain degree in each of these categories.**

6. Has Team **Merrimac Ventures** addressed the following areas as part of the submission evidence and project proposals in The City of Oakland Park?

6.1. Flood Elevation Compliance:

6.1.1. **None Shown or Communicated.**

6.2. On Site Power Generation (Renewables):

6.2.1. **Yes, the Woonerf includes Solar Power “Trees” along the Western perimeter of the Site.**

6.3. EV Charging Stations:

6.3.1. **Yes, within the Narrative, EV Stations at Parking Areas are communicated to be included.**

6.4. Rainwater Harvesting:

6.4.1. **The arrangement of Bioswales running perpendicular to the Commuter Rail Line, will assist in Storm Water Management and provide increased Tree Canopy with offsetting some irrigation needs.**

6.5. Construction Material Selection (Sustainable) :

6.5.1. **None have been communicated within the narrative, only the Florida Green Building Coalition Certification reference.**

6.6. Building Glazing and Positioning:

6.6.1. **Select Shuttering Systems are shown within the West Facade Glazing in the 3d renderings.**

6.6.2. **The amount of glazing has three aspects for consideration. The facades are mainly glass in all facades. The cost of glass for construction is usually high. The exposure**

offered by glass may create excessive heat gain and therefore a greater need for air-conditioning. And lastly glass have a greater degree of vulnerability to windstorm events and flying debris from tropical storms.

- 6.6.2.1. High performance glazing can reduce greatly the energy profile for cooling as well as risks from high wind events. In this case the cost of glass would increase much higher.

6.7. Passive Building Strategies:

- 6.7.1. Select Strategies are represented including building overhangs and Exterior Public Corridors offering shading at Pedestrian and Occupant circulation.

- 6.7.2. Given the amount of glass proposed there is the opportunity for a great deal of natural light for the residential spaces. This of course must be balanced with the items listed in 6.6.2

6.8. Cooling Corridors in the Urban Environment:

- 6.8.1. This scheme demonstrates a strategy for Cooling Corridors. The Solar Trees, increased planted Tree Canopy, and West Elevation Architecture at the Woonerf help support the Cooling Corridor concept and create comfortable Climatic Exterior Spaces. Solar Canopies add much needed shading and a Renewable Energy resource. The Water Harvesting via the Bio-swales will add to cooling effect by way of evapotranspiration.

6.9. Building Materials for Low Embodied Carbon:

- 6.9.1. None communicated within Narrative, only the Florida Green Building Coalition Certification reference.

6.10. OTHER:

- 7. The City of Oakland Park is encouraging the Implementation of Sustainable Practices as a part of The Downtown Properties Redevelopment Project. Has the Development Team **Merrimac Ventures** included elements in the proposal?

7.1. Detention/Retention Systems:

- 7.1.1. Only the Woonerf Bioswales.

7.2. Exfiltration Trenches:

- 7.2.1. None Shown or Communicated.

7.3. Storm Water Wells:

- 7.3.1. None Shown or Communicated.

7.4. Green Infrastructure & Materials:

7.4.1. Sustainable Landscaping:

- 7.4.1.1. Woonerf Plantings and Bioswales. Some reference to Green Roof Systems in the renderings.

7.4.2.Flood Resistant Materials – Permeable Pavers:

7.4.2.1. Scheme represents Permeable Pavers.

7.5. Rainwater Harvesting:

7.5.1. The arrangement of Bioswales running perpendicular to the Commuter Rail Line, will act assist in providing the Increased Tree Canopy with irrigation needs.

7.6. Bio-swales / Bio-Retention:

7.6.1. Yes, Bio-swales are included along the Woonerf.

7.7. Blue & Green Roofs:

7.7.1.Rooftop Plazas and Green Areas are illustrated, though not communicated as such in the Project Narrative by the Team. Many Roof Areas and surfaces are not identified as Water or Energy producers.

7.8. OTHER:

8. Does the Development Team meet and demonstrate a working knowledge of these Sustainability Qualifications:

8.1. Knowledge and Experience: Sustainability Certifications: USGBC LEED, LBC (Living Building Challenge), WELL, etc.

8.1.1. None Shown or Communicated. Team states on Sustainability Plan (Page 11), All Buildings and Structures will be Designed, Developed, and Built to Florida Green Building Coalition Standards.

8.2. Demonstrate Passive Building Strategies:

8.2.1. Select Strategies are represented including Building Overhangs and Exterior Corridors offering shading at Pedestrian and Occupant Circulation Areas.

8.3. Demonstrate Mitigation Measures that include Long-term Climate Projections:

8.3.1. Some measures shown, including Solar “Trees” and Stormwater Management.

8.4. Experience within South Florida (Broward & Miami Dade Counties), Coastal Construction, High Wind and Flood Design with current Best Practices.

8.4.1. Team states on Sustainability Plan (Page 11), All Buildings and Structures will be Designed, Developed, and Built to Florida Green Building Coalition Standards. Inquiry is suggested regarding Developed Elements that may exceed the FGBC Standards.

C. WRITTEN Summary Development Team Merrimac Ventures:

Urban Design and Massing

The “Grey Boxes” located on South Building assist in breaking up the scale of the buildings into smaller pieces, looking like a collection of buildings. The team extends that strategy with changing materials, shapes and elements that face the Woonerf Plaza to diffuse the size of the overall buildings to manageable, humanistic scale. The 2-story colonnade on the West Face of the North

and South Buildings serve to extend and connect the Retail to the Woonerf Public Space. Surface material choices throughout the Woonerf reinforce connectivity of the Retail and Train Platform across the Woonerf.

The building mass uses building setbacks at the 4th floor and 2nd floor to reduce the scale and relate to the surrounding existing neighborhoods. The South Building remains much larger than the surrounding existing buildings. The smaller Live-Work Units to the East are more successful in scale to the neighborhood.

The Rooftop Plazas both are designed with shade in mind during the hotter parts of the day, with full sun exposure to the pool area on the South Building and the Green Roof on the North Building.

The public gathering space and elevated green lawn at the Woonerf and NE37th street, serves as a Traffic Barrier and transition to public use. A clear urban delineation for Use and Safety.

Architecture, Elements, and relation to Resilience and Sustainability

The North Building has a great deal of glass and the exposure to Wind and Heat hazard, which present a concern. The Roof Overhangs, although good for some Solar Control may have some uplift vulnerability to high wind events.

The South Building has West facing inset facades offering protection from Heat Gain along with balconies. Corners on both North and South Buildings are vulnerable to Wind Pressure in storm events. The glass would be required to have a High Impact Rating or include Shuttering Systems to address these concerns.

Plan Drawings are difficult to read with what appears to be canopies above roof areas. Although none are shown in the renderings, the overhangs of the Upper Building Areas offer shaded Colonnades and Walkways out of the sun. At the Podium Level, Single Loaded Corridors are represented on the plans for both North and South Buildings with the corridor as part of the outdoor environment.

The Innovation Park Anchor Building has High Wind Vulnerabilities due to the large amount of glass overall and exposure at the corners.

Rooftop Plazas and Green Areas are illustrated and can be utilized as Public Amenities and Resilient Measures as Places of Refuge, though not communicated in the Project Narrative by the Team. Many Roof Areas are not identified as Water or Energy producers.

The Main Plaza and Woonerf increase Tree Canopy and Storm Water Management throughout with the series of Bio-swales.

Additional Points:

The Cost of Construction to the Architecture proposal is difficult to ascertain, as complete financials were not part of this package for our review. Our observation that the Architecture represented has a great deal of glazing and other notable elements that are high value in terms of construction. For glazing in particular, to make these structures Resilient and Storm Ready, a budget should account for those goals. In addition, operation of the buildings for cooling load presents an additional challenge with the amount of glazing particularly on the West Façade of the North Building, which will be susceptible to Heat Gain by the setting sun.

In the cases of past projects submitted by the Team, the Facades and Architecture represented contain substantially less glazing by comparison to this new Oakland Park Downtown proposal.

RFP #011322

**City of Oakland Park - Downtown Properties Redevelopment Project
Phase Two Development Proposals**

+LAB Architect PLLC - Design Elements & Sustainability Summary Report Form

Illya Azaroff, FAIA

Erik Jester, Assoc. AIA

Review Conducted - Completed: **01/18/2022 - 01/31/2022.**

Development Team: Terra Acquisitions, The Comras Company, & Zyscovich Architects

A. Evaluation:

Assessment of this proposal.

Our team thoroughly reviewed the materials submitted by all the qualified teams. Our evaluation surrounded the feasibility of the proposed architecture as it relates to several criteria. The criteria outlined in the RFQ process are central to our assessment and listed throughout this report form. It must be noted our evaluation criteria do NOT focus on the aesthetics of the projects submitted, rather our role is to focus on the quality of the proposals related to sustainability, including environmental stewardship, material use, renewable energy production, stormwater management, and storm ready elements with resiliency measures in mind.

In addition, our team examined the proposals impact to the surrounding neighborhood, the building massing, arrangement, and urban impact. The key area for evaluation is the ascertaining the overall alignment of the proposing team's goals with the goals of the City of Oakland Park.

1. Does the Development Team satisfy the following question?

1.1. Displays a Willingness to Incorporate Sustainable Design Elements, Construction Materials, & Experience with Rehabilitation and Reuse of Environmentally Impacted Sites.

1.1.1. Yes, A Local Resiliency Strategy and Commitment has also been outlined in the Proposed Development. This proposal includes several Sustainable Elements and strategies including Conscientious Material Selection, Renewable Energy Systems such as EV Stations, Indoor Air Quality & Light Pollution Reduction, & Protection of Wildlife through Consideration.

1.1.2. This proposal recognizes several regional aspects for Water Management and Wildlife Protection.

2. Does the Development Team demonstrate in the proposal the City / Community Vision that includes each of the following criteria?

2.1. Protect Neighborhood Quality of Life:

2.1.1. The New Residential Building along 13th Avenue is fitting to the character and scale of the adjacent neighborhood.

2.1.2. Reduction of overall Light Pollution maintains and can enhance quality of the neighborhood for the residents.

2.2. Expand Green Space:

2.2.1. Open Space Diagrams (See Page 17) illustrate both Scenarios A & B, and include potential for increased Green Space throughout the Development.

2.2.2. Development A has a proposed 2.5x the amount of required Rooftop Open Space requirement, while Ground Level Open Space has 3x the requirement.

2.2.2.1. Exceeding these minimums displays a clear strategy for Sustainable and Environmental concerns being addressed by this Team. Greater Green Space reduces heat gain and overall Urban Heat Island Effect and can have cooling benefits through transpiration and shading opportunities. Plantings absorb a greater amount of Storm Water potentially adding capacity to the city.

2.2.3. Development B proposes 5x the amount of required Rooftop Open Space, and just under 2x the amount of Ground Level Open Space. E

2.2.3.1. Exceeding these minimums displays a clear strategy for Sustainable and environmental concerns being addressed by this team. Greater Green Space reduces heat gain and overall Urban Heat Island Effect and can have cooling benefits through transpiration and shading opportunities. Plantings absorb a greater amount of storm water potentially adding capacity to the city.

2.3. Support Downtown Commuter Rail:

2.3.1. This scheme supports the commuter rail stop. Walking Space and Pedestrian Friendly Zones are integrated within the Adjacent Spaces to the Proposed Mixed-Use Development.

2.4. Embrace Sustainability:

2.4.1. The proposal represents and communicates multiple strategies and design elements throughout that embrace Sustainable Practices.

2.5. Incorporate Parking and Mobility:

2.5.1. Yes, Parking includes 699 Spaces (Off-Street) & 53 Spaces (On-Street).

3. Are the following Project Priorities met?

3.1. Listed as “Must Haves” in RFP

3.1.1. Parking. To include additional public spaces & alternate transportation such as Bike and EV Stations:

3.1.1.1. Parking includes 699 Spaces (Off-Street) & 53 Spaces (On-Street). The majority of parking is off-street, enhancing the Pedestrian Experience in this zone. Multiple EV Stations are illustrated along NE 37th Street.

3.1.1.2. No Bike Parking has been shown as part of this development proposal and should be integrated.

3.1.2. Well Designed Urban Green Space that includes Sustainable Elements (Bio-swales & Water Harvesting):

3.1.2.1. Yes. NE 37th Street is elevated to Plaza Level for Train and Bio-swales, illustrating sensitivity to Storm Water Management Strategies.

3.1.3.Integration of Commuter Rail Stop:

- 3.1.3.1. This proposal includes two Drop-off Locations at the North and South ends of the Rail Station. Multi-modal transportation with bicycles is supported. The Central Platform of the Station intersects with the heart of the Woonerf Plaza at 37th Street.**

3.1.4.Woonerf: Construction of Living Street (Pedi & Bicycles):

- 3.1.4.1. Yes. Woonerf Design along NE 12th Avenue is well developed with Active Green Space and multi-modal transportation & circulation integrated. Elevated Retail borders along the East Elevation.**

- 3.1.4.2. Elevated Retail in this proposal recognizes Future Flood Risks.**

4. Listed as Will Encourage in RFP

4.1. Sustainable Building Practices that include design, construction and stewardship of projects and environments that align human need & ecological resourcefulness.

- 4.1.1. Yes, Retention of existing amenities and enhancing Green Space strategies are displayed with the Preservation of the Existing Ficus Tree and the Relocation of Greenleaf Park.**

- 4.1.2. This proposal includes several Sustainable Elements and strategies including Conscientious Material Selection, Renewable Energy Systems such as EV Stations, Indoor Air Quality & Light Pollution Reduction, & Protection of Wildlife through Consideration.**

4.2. Water Conservation, Renewable Energy, & Low Embodied Carbon.

- 4.2.1. Proposal includes Stormwater Infrastructure Strategies for Water Reuse, Solar & Geothermal Energy Harvesting. Material Selection & Sourcing should be evaluated and encouraged for Low Embodied Carbon.**

B. SUSTAINABILITY EVALUATION ELEMENTS: The City of Oakland Park views sustainability as the integration of environmentally durable, socially durable, and economically durable elements.

5. Has Team Terra, Comras, & Zyscovich considered each of these elements in development proposals?

- 5.1. Each of these elements are addressed in this proposal to a certain degree.**

6. Has Team Terra, Comras, & Zyscovich addressed the following areas as part of the submission evidence and project proposals in The City of Oakland Park?

6.1. Flood Elevation Compliance:

- 6.1.1. NE 37th Street is elevated to +3'-0" for Plaza Level for Train and appears to be compliant. Future Flood Projections with Compound Effects should be further evaluated specific to the site for alignment with the City's Vision for Flood Resiliency.**

6.2. On Site Power Generation (Renewables):

- 6.2.1. The Schematic Design include Solar Panel Arrays at multiple Rooftop Locations both North & South Buildings as Options. These panel arrays as illustrated should be**

strongly considered to increase sustainable and resilient capacity in alignment with the City's goals. The elevated arrays may also provide shading opportunities in alignment with increased roof top programming.

6.2.2. Geothermal Systems for Heating and Cooling are also outlined in the Landscape Resiliency Strategy.

6.3. EV Charging Stations:

6.3.1. Multiple EV Stations are illustrated along the proposed elevated roadway at NE 37th Street.

6.4. Rainwater Harvesting:

6.4.1. Yes, Stormwater Infrastructure Systems are outlined for water reuse in this proposal.

6.5. Construction Material Selection (Sustainable)

6.5.1. Yes, Sustainable Material Selection is Outlined in the Resiliency Commitment (Page 53) of the proposal.

6.6. Building Glazing and Positioning:

6.6.1. Building Facades include Inset Windows and Door Openings throughout the design to help address Solar Heat control. Additionally, there are select Horizontal and Vertical Architectural Design Elements aiding in these efforts along the NE 37th Street Residences.

6.6.2. A balance of glazing and non glazed walls display a knowledgeable Balance to Budget, Sustainability, Occupant Quality and Storm Safety.

6.7. Passive Building Strategies:

6.7.1. Select Passive Building Strategies including Energy Systems are proposed. Architecturally, the Facades include inset windows and openings to help address Solar Heat control and are considered Passive shading techniques.

6.8. Cooling Corridors in the Urban Environment:

6.8.1. The Woonerf has been designed to function as a Cooling Corridor and outlined within the Landscape Resiliency Strategy on page 55.

6.8.2. The Woonerf Water Harvesting Increases Storm Water capacity for the general area.

6.9. Building Materials for Low Embodied Carbon:

6.9.1. Although none are seen directly in the proposal, this team includes a Resiliency Commitment (Pg. 53), that would cover material choices. Material Selection & Sourcing should be evaluated for Low Embodied Carbon and encouraged.

6.10. OTHER:

7. The City of Oakland Park is encouraging the Implementation of Sustainable Practices as a part of The Downtown Properties Redevelopment Project. Has the Development Team Terra, Comras, Zyscovich included elements in the proposal?

7.1. Detention/Retention Systems:

- 7.1.1. Blue Streets are suggested along 38th Street, including Rain Gardens which act as Detention/Retention Systems as part of the overall Storm Water Management Strategies.**

7.2. Exfiltration Trenches:

- 7.2.1. None Shown or Communicated.**

7.3. Storm Water Wells:

- 7.3.1. None Shown or Communicated.**

7.4. Green Infrastructure & Materials:

7.4.1. Sustainable Landscaping:

- 7.4.1.1. Native Gardens are proposed as soft-scape elements integrating the entrances of the Train Station and Woonerf.**

7.4.2. Flood Resistant Materials – Permeable Pavers:

- 7.4.2.1. Permeable Paver Type System is represented within renderings illustrated along the Commuter Rail Plaza, Woonerf, and other Open Spaces for Pedestrians throughout the site.**

7.5. Rainwater Harvesting:

- 7.5.1. Yes. Stormwater Infrastructure Systems are outlined for Water Reuse.**

7.6. Bio-swales / Bio-Retention:

- 7.6.1. NE 37th Street is elevated to Plaza Level for Train and Bio-swales, illustrating sensitivity to Storm Water Management Strategies.**

7.7. Blue & Green Roofs:

- 7.7.1. Multiple Elevated Green Spaces and Plazas are included and are considered a Resilient Measure in Post-Storm Scenarios.**

- 7.7.2. Several Rooftops are absent of function, with no Rainwater Management or additional Renewable Opportunities mentioned for these surfaces.**

7.8. OTHER:

- 7.8.1. Green Streets are proposed at 36th Street and 13th Avenue working as Cooling Corridors. Additionally, Blue Streets are suggested along 38th Street, including Rain Gardens as part of the Storm Water Management Strategies. Both Green and Blue Street Concepts work toward increased Sustainability and Resiliency and align with the City's Vision for Sustainability and Resiliency.**

8. Does the Development Team meet and demonstrate a working knowledge of these Sustainability Qualifications:

- 8.1. Knowledge and Experience: Sustainability Certifications: USGBC LEED, LBC (Living Building Challenge), WELL, etc.**

8.1.1. Team demonstrates strong Knowledge and Experience.

8.2. Demonstrate Passive Building Strategies:

8.2.1. Select Passive Building Strategies including Energy Systems are proposed. Architecturally, the Facades include inset windows and openings to help address Solar Heat control.

8.3. Demonstrate Mitigation Measures that include Longterm Climate Projections:

8.3.1. NE 37th Street is elevated to +3'-0" for Plaza Level for Train and appears to be compliant for current Flood Protection. Future Flood Projections with Compound Effects should be evaluated to align with the proposed Design Flood Elevations and The City's Visions for Flood Resiliency.

9. Experience within South Florida (Broward & Miami Dade Counties), Coastal Construction, High Wind and Flood Design with current Best Practices.

9.1. Addition to the Design Team includes Local Office for Landscape and Urban Design with strong and recent experience for Coastal & Flood Design.

C. WRITTEN Summary Development Team Terra, Comras, Zyscovich:

Urban Design and Massing

The Architecture and Massing are straightforward and buildable, with little concern regarding the estimated budget. The scale of the buildings is relative low rise with key, strategic setbacks on the second floor facing the woonerf and on the 3rd floor facing NE 36th street. In both cases a respect for the surrounding area is notable. An additional setback on the NE 37th South Building allows for the sun to reach the tenant of the North Building rather than casting a complete shadow.

The Façade has an interplay of recessed areas with alternate material choices that breakup the large facades into much smaller elements. In doing so, the buildings look as though they are several smaller buildings, again sensitive to the surrounding building stock.

The Train Platform and Pedestrian Plaza at NE 37th Street are disconnected by parking and continued traffic in the Woonerf.

Architecture, Elements, and Relation to Resilience and Sustainability

The balance of glass with exterior wall opacity controls the amount of Light and Heat Gain to the West Facade. The corners of the North and South Building are vulnerable to High Wind Pressures in wind related storm events. Elevated Plazas serve as Resilient Public Amenities in Post-Storm scenarios.

Additionally, Walking Space and Pedestrian Friendly Zones are in line with Active Design Strategies for Healthy Communities. This project displays and integrates those strategies into the Schematic Design.

Furthermore, The Regional to Local Resiliency Strategy provided in this scheme indicates respect for the Hydro-Cycle and Flood Elevation for future storm risk reduction. The Storm Water Management and Resource Management strategies also align well. The costs of these major Sustainability Elements need study.

Additional Points:

- **Single loaded corridor apartments.** It is not clear if the public corridors for the South Building are inside the envelope of the building in conditioned space or exposed to the exterior.
- **As part of the Sustainable Strategies, there are excellent considerations for EV Charging Stations, Rainwater Harvesting, Plantings, and overall Energy Strategies. Several of these are noted to be optional elements for the Budget and Proposed Costs.**



RFP 011322 Downtown Properties Redevelopment Project Phase 2



	KL- Falconne	Merrimac Ventures	Terra, Comras Company Zyscovich
Vision	<p>A true mixed-use development, the project will bring together substantial civic open space, abundant restaurant offerings, retail space for local merchants, highest-quality affordable housing options, and business opportunities that significantly add to the City's tax base. The project will be a "people place" and will function as both an activator and connector within the Downtown Culinary Arts District. Designed with the future commuter rail station in mind, the project creates greater connectivity and improved mobility. All edges of the project site are thoughtfully designed to create a development that fully integrates into and enhances the surrounding community.</p> <p>The site plan demonstrates an important principle of successful urban design: Use the form of buildings and structures to shape the open space. The contour of the Woonerf is a result of studying the traffic flow and the locations of the various activity nodes – the restaurant/culinary spaces and food truck area, the retail storefront, the office plaza, and the train station stop. The circulation design connects and accentuates these important nodes. The proposed Woonerf snakes its way from north, south, and east, creating interesting pockets of green space and activity centers.</p>	<p>Every new " City Center" brings excitement to a region and along with the newfound energy, the danger of overpowering the charm and scale of the existing neighborhood and muting the reason the area was designated as the future of said city in the first place. Designing and planning from this line of thought, their main ideas sprouted from existing conditions and their primary goal is to enhance and further develop what's already begun with the area's history and context. This is clearly visible along the edges of the development but more importantly between opposing edges with different contextual conditions, the planning needs to further evolve and include the narrative on how these merging conditions will blend. In essence, the design and planning need to create a bridge between all these different contextual conditions and their future .</p> <p>With the massing, they intentionally scaled down towards the east of the development not only in height and elevation but in plan and grouping to meet the scale of the single-family neighborhood. They arranged the west facing massing to undulate and allow light and air to permeate the sight and the sky. They also made and intentional gesture in separating the ground floor massing from the upper level massing their rhythm and vocabulary. Where the ground is fluid and organic, the upper levels are more orthogonal and regulated. This also helped express their uses with retail and entertainment on the ground and residential units on the upper levels. Special moments as with the northeast corner plaza, required a slight of hand massing where the office building makes its presence on the street side but then scales down to the south and its ground floor carves in under the towers to allow for a covered plaza. This makes the office building less formal and it can lend itself to becoming the neighborhood office center with co-working spaces and community event spaces.</p>	<p>Located near the future transit station, this Mixed-Use Hub implements methods that will improve the pedestrian experience of visitors, residents, and business owners. The network of public spaces, courtyards, plazas, and other gathering spaces will generate opportunities for social, recreational, and/ or restful interaction.</p> <p>Expanding the pedestrian experience North-South along Dixie Highway and NE 12th Avenue, and East-West along NE 38th street and NE 36th street, will enhance the easy accessibility to the Downtown Oakland Park facilities, Jaco Pastorius Park, and City Park.</p> <p>Located within walking distance from the city facilities, this development creates a vibrant new mixed-use neighborhood. The redevelopment will capitalize on its gateway location through Transit-Oriented Design and a vibrant mix of land uses including commercial, office, daycare facilities, and residential. The improved sidewalks and streetscapes will connect the buildings and amenities which will enhance the pedestrian experience and will encourage a healthy and active district.</p>
Development Plan	<p>Residential</p> <p>238 mid-rise apartment units: One-, two-, and three-bedroom units (900+ SF average unit size) Elevated pool and amenity deck</p> <p>8 live/work units with an average size of 1,149 SF</p> <p>22 townhomes</p> <p>Commercial</p> <p>38,809 SF of ground floor retail</p> <p>68,298 SF of flexible office space</p> <p>Civic/ Public Space</p> <p>Approx 55,461 SF relocated to Greenleaf Park (includes Parcel B for an expansion of the park)</p> <p>Approx 13,597 SF of green space on Woonerf at 12th Avenue with 3 island green spaces and ample vegetation and integrated seating spaces</p> <p>Approx 17,382 SF dog park and pocket park and preservation of the existing landmark Ficus tree</p> <p>20,000 SF roof-top event space</p> <p>9,554 SF bioswale & walking path proposed west of the office building (North building) facing NE 28th St</p> <p>Parking</p> <p>208 spaces of structured parking on North parcel</p> <p>548 spaces of structured parking on South parcel</p> <p>60 spaces of street parking, inclusive of 6 EV charging stations (10%)</p> <p>195 proposed as public amenity and train station parking space</p> <p>Covered vehicle drop off</p> <p>60 bicycle parking spaces with additional spaces at Greenleaf Park</p>	<p>Residential 292,297 SF</p> <p>Market Rate 333 units</p> <p>Workforce 20 units</p> <p>Live/Work 8 units</p> <p>Office/Educational 27,660 SF</p> <p>Retail 35,055 SF</p> <p>Public Parks 186,187 SF</p> <p>Woonerf 82,542 SF</p> <p>Innovation Park 22,535 SF</p> <p>Tree Park 18,500 SF</p> <p>Greenleaf Park 62,610 SF</p> <p>Parking 274,267 SF</p> <p>Private Parking 647 Spaces</p> <p>Public Garage 80 Spaces</p> <p>Public On Street 78 Spaces</p>	<p>Option 1- (without the Acquisition of Parcels A& B)</p> <p>Retail= 31,362 Gross SF</p> <p>Flex. = 3,890 Gross SF</p> <p>Daycare= 6,122 Gross SF</p> <p>Total Units= 308 Units</p> <p>Res. = 293 Units (net: 750 SF)</p> <p>L/W = 15 Units (net: 1,000 SF)</p> <p>Parking: 610 Total Spaces</p> <p>Density: 72 DU/Acre (75 DU/Acre Max)</p> <p>308 dwelling units (320 Unit Max)</p> <p>Open Space: 67,286 SF</p> <p>Option 2- (with Parcels A& B)</p> <p>Program: Retail= 29,861 Gross SF</p> <p>Office= 8,825 Gross SF</p> <p>Flex. = 4,673 Gross SF</p> <p>Daycare= 6,122 Gross SF</p> <p>Total Units= 339 Units</p> <p>Res. = 324 Units (net: 750 SF)</p> <p>L/W = 15 Units (net: 1,000 SF)</p> <p>Parking: 752 Total Spaces</p> <p>Density: 69 DU/Acre (75 DU/Acre Max)</p> <p>339 dwelling units (371 Unit Max)</p> <p>Open Space: 88,189 SF</p>
Purchase Price	\$11,206,580.00	In lieu of land payment will be \$4,500,000.00 spent on acquiring Parcel A and Parcel B that will be used for the project and Greenleaf park.	<p>Term: 99 Year Ground Lease</p> <p>Extensions: One 99-Year Extension</p> <p>Annual Growth: 3%</p> <p>Upfront Payment: \$750,000 (To be paid 30 days after execution of ground lease agreement)</p> <p>Ground Lease Payments:\$400,000/ year- Payments commence at the earlier of 48 months from development agreement execution or TCO of property.</p>
Requested City of Other Govt financial incentives	none	None. We intend to work with the CRA to jointly apply for the County's " Countywide Reinvestment Program (formerly Broward Redevelopment Program (BRP))" Grant of \$1,000,000 for the project if the County continues to fund that program. Funds from this grant may be used for additional public enhancements. However, our application is not contingent on receiving this grant. We will work with City staff on other local state and federal transportation grants that may be available for the project.	none
Contribution to woonerf	\$1,775,000	\$2,000,000	\$500,000
Contribution to future train stoop	\$5,600,000	\$500,000	\$2,000,000



RFP 011322 Downtown Properties Redevelopment Project Phase 2



	KL- Falconne	Merrimac Ventures	Terra, Comras Company Zyscovich
# Public parking spaces	# of Private parking spaces: 135 structures & 60 surface \$28,000/ Structured Space TOTAL: \$3,780,000 \$7,000/ Surface Space TOTAL: \$420,000	# of public parking spaces: 158 public spaces of which 80 will be located inside the garage and 78 on-street Average total cost of development per public space \$35,000.00 per garage space	As part of the overall parking plan(which includes EV Stations) for the development the proposer will be developing 100 parking spaces for public use. At an approximate cost of \$20,000 per space the construction value is approximately \$2,000,000
Greenleaf park	\$1,764,180	\$500,000	\$150,000
Timeline	All building built concurrently and delivered at the same time Design & Permitting- 10 months (March 22- Dec 22) Construction- 24 months (January 2023- January 2025) Total Completion & Occupancy-26 months total (March 2025)	Site Plan Approval -3 months Complete Final Construction Documents -9 months Issue Building Permits -4 months Complete Demolition in-3 months Complete Construction -27 months Temporary Certificate of Occupancy -1 month Opening- Month 48	Predevelopment: 18 months Construction: 20 months Stabilization of property after CO: 12 months
Rent Assumptions	Creation of 450+ permanent jobs across all uses Creation of 750+ jobs throughout the development / construction of the project (at the peak of the job, there will be 350+ workers on-site at one time) First-year occupancy yields an annual tax revenue in excess of \$4.5 million (\$2.1 million in property taxes: \$2.45 million in sales taxes from the commercial space) Multifamily Pricing: \$3.00/SF/month 120% of AMI for 8 workforce units Office Pricing: \$42.82/SF NNN Retail Pricing: \$36.73/SF NNN	The residential program includes 333 modern class A units targeted towards a young and vibrant demographic. To preserve the City's affordability, the program includes 20 units that will be affordable for those generating 80% to 140% of the Average Mean Income (AMI). 8 live/work units are located in the 4 buildings at the SE corner of the site.	Multifamily Pricing: \$2.65/SF/month Retail Pricing: \$35.00/SF NNN Office Pricing: \$35.00/SF NNN
Market Feasibility	The proposed rents for office/retail/multi-family are in line with other similar products in the market and we believe are achievable	Office/retail/multi-family rents were not provided	The proposed rents for office/retail/multi-family are in line with other similar products in the market and we believe are achievable
Must Haves	Includes all	Includes all	Includes all
Will Encourage	Includes all	Includes all	Includes all
Strongly Prefer	Includes all	Includes all	Includes all

EXHIBIT TWO –
Evaluation Committee
Ranking Sheets



RFP 011322, Downtown Properties Redevelopment Project, Phase II - Development Proposals

EVALUATION COMMITTEE RANKING

			KL-Falcone						Merrimac Ventures						Terra, Comras, Zysocovich					
Criteria to be Rated	Description	Max Points	1	2	3	4	5	AVG	1	2	3	4	5	AVG	1	2	3	4	5	AVG
QUALITY OF DEVELOPMENT PROPOSAL																				
1 Design	Does the proposal incorporate high quality architectural and urban design?	10	10	9	9	10	10	9.60	10	8	10	8	9	9.00	10	9	9	6	9	8.60
2 Quality of Residential Concepts	Does the proposal incorporate diverse residential housing products (live work, townhomes, apartments) and amenities (balconies, gathering spaces, wellness) that maximize the development opportunity allowed on the site?	10	9	9	7	8	10	8.60	8	8	8	9	8	8.20	8	8	8	7	9	8.00
3 Quality of Non-Residential Concepts	Does the proposal incorporate innovative retail and commercial concepts and spaces inclusive of daytime activation strategies?	10	10	10	8	9	9	9.20	8	8	8	7	8	7.80	10	9	8	8	9	8.80
4 Relocation of Parks Amenities	Does the development include the relocation of all recreational amenities to the new Greenleaf Park site?	8	8	8	8	8	8	8.00	8	8	6	8	8	7.60	8	8	6	8	8	7.60
5 Parking	Does the proposal include a comprehensive plan for parking to include additional public spaces and alternative transportation such as bike and EV stations?	8	8	8	7	8	8	7.80	7	8	5	7	7	6.80	6	8	5	6	6	6.20
6 Woonerf	Does the plan include a concept for the Woonerf and how this "living street" would be integrated into the development?	5	5	5	5	5	5	5.00	5	5	5	3	5	4.60	5	5	5	4	5	4.80
7 Inclusion of Public Gathering Spaces	Does the proposal include public gathering spaces and the preservation of the Historic tree?	5	5	5	4	5	5	4.80	4	5	5	4	5	4.60	5	5	4	4	5	4.60
8 Inclusion of Urban Greenspace	Does the proposal include Well-designed Urban Greenspaces that include sustainable elements like bioswales and water harvesting?	5	4	5	3	5	5	4.40	5	5	5	5	5	5.00	5	5	5	5	5	5.00
9 Commuter Rail Stop	Does the proposal include a plan to integrate the future commuter rail stop?	5	5	5	5	5	5	5.00	5	5	4	4	5	4.60	5	5	4	4	5	4.60
10 Grant Partnership	Has the development firm disclosed their past experience advocating for Federal, State, and Local Grant partnerships and did the firm disclose how they would partner with the City to seek this fund for this project?	1	1	1	1	1	0	0.80	1	1	1	1	1	1.00	0	1	1	1	0	0.60



RFP 011322, Downtown Properties Redevelopment Project, Phase II - Development Proposals

EVALUATION COMMITTEE RANKING

			KL-Falcone						Merrimac Ventures						Terra, Comras, Zysocovich					
Criteria to be Rated	Description	Max Points	1	2	3	4	5	AVG	1	2	3	4	5	AVG	1	2	3	4	5	AVG
11 Property Acquisition	Does the proposal include the acquisition of adjacent parcels that enable a larger site plan development?	3	3	3	3	3	3	3.00	3	3	3	3	3	3.00	3	3	3	3	3	3.00
QUALITY OF DEVELOPMENT PROPOSAL TOTAL:		70	68	68	60	67	68	66.20	64	64	60	59	64	62.20	65	66	58	56	64	61.80
STRENGTH OF FINANCIAL PLAN																				
12 Net Benefit Analysis	What is the value of the net benefit to the City produced by the proposed development?	25	25	25	24	24	25	24.60	10	7	6	10	15	9.60	20	18	15	18	20	18.20
13 Development Plan and Timeline	Did the firm provide a detailed development plan and critical path for the development of this project? Was the firm able to deliver the project within 48 months of development agreement execution?	5	5	5	5	5	5	5.00	5	5	4	3	5	4.40	5	5	4	4	5	4.60
STRENGTH OF FINANCIAL PLAN TOTAL:		30	30	30	29	29	30	29.60	15	12	10	13	20	14.00	25	23	19	22	25	22.80
BONUS POINTS																				
14 Sustainable Building Practices	Does the proposal include sustainable building practices that incorporate desired practices such as , design, construction and stewardship of products and environments that align human need and ecological resourcefulness, water conservation, renewable energy and low embodied carbon?	3	3	3	2	3	2	2.60	3	3	2	3	2	2.60	3	3	3	3	3	3.00
15 Community Centered Initiatives	Does the proposal include “Community Centered initiatives” such as: cultural amenities, affordable housing strategies, creative small business opportunities, coworking spaces, makerspaces, innovation hubs, incubators, training space, or culinary school concepts for this project?	2	2	2	2	2	2	2.00	2	2	1	1	1	1.40	2	2	2	1	1	1.60
BONUS POINTS TOTAL:		5	5	5	4	5	4	4.60	5	5	3	4	3	4.00	5	5	5	4	4	4.60
GRAND TOTAL ALL CATEGORIES:		105	103	103	93	101	102	100.40	84	81	73	76	87	80.20	95	94	82	82	93	89.20