

**Bid Tabulation Packet
for
Solicitation PNC2120462F1**

Broward County Supervisor of Elections Facility

Bid Designation: Public





Broward County Board of County Commissioners

Bid #PNC2120462F1 - Broward County Supervisor of Elections Facility

Creation Date **Jan 21, 2020** End Date **Mar 23, 2020 2:00:00 PM EDT**
 Start Date **Jan 23, 2020 11:41:52 AM EST** Awarded Date **Not Yet Awarded**

PNC2120462F1--01-01 Broward County Supervisor of Elections Facility					
Supplier	Unit Price	Qty/Unit	Total Price	Attch.	Docs
Westchase Group, Inc.	First Offer -	1 / lump sum		Y	Y
Product Code:		Supplier Product Code:			
Agency Notes:		Supplier Notes: Please confirm receipt of our proposal			
CBRE	First Offer -	1 / lump sum		Y	Y
Product Code:		Supplier Product Code:			
Agency Notes:		Supplier Notes:			

Supplier Totals

f Westchase Group, Inc.				\$0.00	
Bid Contact	john hopengarten	Address		FORT LAUDERDALE, FL 33328	
	john.h@westchasegrp.com				
	Ph 727-488-2111				
Qualifications	SB				
Agency Notes:	Supplier Notes:			Head Attch:	
					
f CBRE				\$0.00	
Bid Contact	Michael Oretsky	Address		401 E Las Olas	
	michael.oretsky@cbre.com	Fort Lauderdale, FL 33301			
	Ph 954-798-4284				
Agency Notes:	Supplier Notes:			Head Attch:	
					

**

CBRE

Bid Contact **Michael Oretsky**
michael.oretzky@cbre.com
Ph 954-798-4284

Address **401 E Las Olas**
Fort Lauderdale, FL 33301

Item #	Line Item	Notes	Unit Price	Qty/Unit	Attch.	Docs
PNC2120462F1--01-01	Broward County Supervisor of Elections Facility	Supplier Product Code:	First Offer -	1 / lump sum	Y	Y
Supplier Total						\$0.00

CBRE

Item: **Broward County Supervisor of Elections Facility**

Attachments

Broward LOI 3.2.pdf

Vendor.pdf



**LEASING AGREEMENT
TERMS AND CONDITIONS**

**1200 NW 15th St
Pompano Beach, FL**





March 3, 2020

Mr. Sean O'Donnell
Purchasing Agent

Re: 1200 NW 15th Street, Pompano Beach, FL 33069

Dear Mr. O'Donnell:

On behalf of First Industrial Realty Trust, Inc. ("Landlord"), I present the following proposed terms and conditions to Broward County Supervisor of Elections ("Tenant"), to consider leasing space at the above referenced location:

Location: **1200 NW 15th Street, Pompano Beach, FL 33069**

Landlord: First Industrial Real Trust, Inc., a publicly traded real estate investment trust (REIT) with the symbol "FR" on the New York Stock Exchange. Additional information can be found on the web site: www.firstindustrial.com

Space: Existing Space: 141,450 SF

Term: One hundred and twenty-two (122) months.

Occupancy Date: February 1, 2021

Rental Rate: \$9.75 PSF NNN with 3% increases to the base rent annually.

Operating Expenses & Real Estate Taxes: \$2.75 PSF (2021 Estimate)



Tenant Improvement

Landlord will contribute an initial ten dollars per square foot (\$10.00 PSF) towards tenant improvements. Any Tenant Improvement costs above the initial ten dollars PSF (\$10.00 PSF) will be amortized back into the rent over the term of the lease at an 8% interest rate which shall not exceed a total Tenant Improvement Allowance of twenty dollars PSF (\$20.00 PSF).

Requirements:

Landlord shall deliver the Premises in broom-clean condition with all mechanical, electrical, and plumbing systems in good working order and condition.

Rental Abatement:

Tenant shall receive two (2) months of base rent abatement which shall be outside the Term.

Parking:

See attached site plan.

Signage:

Tenant shall have the right to place signage on the exterior of the building subject to Landlord's approval and in compliance with the Landlord's signage criteria and local code and ordinances.

Security Deposit:

Two (2) months minimum.

Limiting Conditions:

The transmission of this proposal is for review purposes only and shall not be deemed to be a meeting of the minds with respect to the content thereof. The proposal shall not be valid nor binding upon Landlord or Tenant and until Landlord and Tenant have executed the Lease contract and both Landlord and Tenant have received an executed copy. This proposal is subject to withdrawal or modification by either Landlord or Tenant any time prior to full execution and delivery. Landlord and Tenant reserve the right to negotiate with other parties prior to the mutual execution and delivery of the Lease agreement.

**Brokerage:**

Landlord, and Tenant acknowledges that CBRE, Inc. is the only broker involved in this transaction. Landlord will pay brokerage in commission in a separate agreement. CBRE is transitioning to a transaction agent.

We truly appreciate your interest in leasing space at First 95 Distribution Center and look forward to your favorable response. This proposal is non-binding on either party until mutual execution of a lease. This offer is valid until March 7, 2020 at 5:00PM, this proposal can be withdrawn at anytime by either party.

Sincerely,

CBRE, Inc.

Tom O'Loughlin
Senior Vice President

cc: Chris Willson – Market Officer

PNC2120469F

Broward County Board of
County Commissioners

BldgSync

3/23/2020

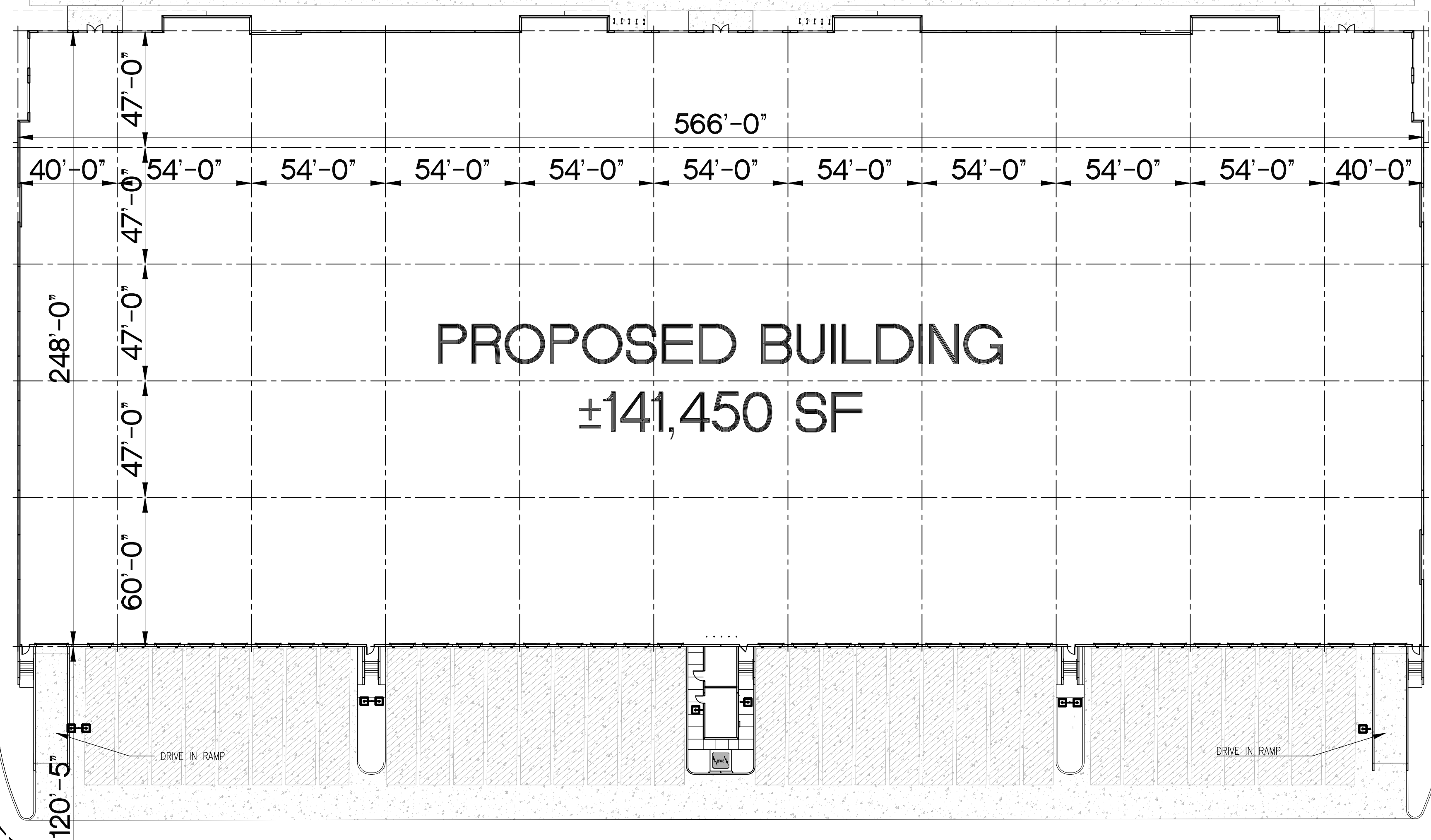
1

N . W . 1 5 T H S T R E E T

N88° 32' 29"E 682.67'

F E C R A I L R O A D

626.19' N01° 37' 29"W



PROPOSED BUILDING
±141,450 SF

S00° 50' 09"E 478.01'

F D O T R I G H T O F W A Y

I N T E R S T A T E 9 5

395.11' S88° 28' 49"W

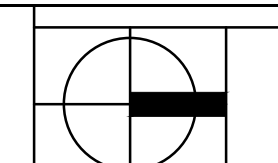
F D O T R I G H T O F W A Y

S01° 08' 27"E 148.68'

279.73' S88° 43' 25"W

SITE ANALYSIS	
SITE AREA	366,492 SF
TOTAL COVERAGE	38.6%
BUILDING A	
AREA	141,450 SF
DOCK DOORS	34
DRIVE IN DOORS	2
PARKING COUNT	128 SPACES
PARKING RATIO	0.90 / 1000 SF

FIRST 95 INDUSTRIAL CENTER
POMPANO BEACH, FLORIDA



05/16/19

RLC Architects

© COPYRIGHT RLC ARCHITECTS, PA 2018



FIRST 95 INDUSTRIAL. POMPANO BEACH, FLORIDA 18095.00

CENTER ENTRY FEATURE

03/05/2019

RLC Architects



CENTER NORTH

VENDOR QUESTIONNAIRE

Vendor should complete questionnaire and submit with the solicitation response. If not submitted with solicitation response, it must be submitted within three business days of County's request. Failure to timely submit may affect Vendor's evaluation. If a response requires additional information, the Vendor should upload a written detailed response with submittal; each response should be numbered to match the question number.

1. Legal business name: FR 1200 NW Street LLC
2. Doing Business As/ Fictitious Name (if applicable): First Industrial, LLP
3. Federal Employer I.D. no. (FEIN): 36-3935116
4. Dun and Bradstreet No.: _____
5. Website address (if applicable): www.firstindustrial.com
6. Principal place of business address: 1 North Wacker Dr, Chicago, IL 60606
7. Office location responsible for this project: 401 E Las Olas suite 1500, Fort Lauderdale, FL 33001
8. Telephone no.: 952- 943-7492 Fax no.: _____
9. Type of business (check appropriate box):
 - Corporation (specify the state of incorporation): _____
 - Sole Proprietor
 - Limited Liability Company (LLC)
 - Limited Partnership
 - General Partnership (State and County Filed In) _____
 - Other – Specify _____
10. List [Florida Department of State, Division of Corporations](#) document number (or registration number if fictitious name): M18000009750
11. List name and title of each principal, owner, officer, and major shareholder:
 - a) First Industrial LP
 - b) _____
 - c) _____
 - d) _____
12. AUTHORIZED CONTACT(S) FOR YOUR FIRM:

Name: Chris Wilson

Title: Senior Regional Director

E-mail: cwillson@firstindustrial.com

Telephone No.: 612-382-8492

Broward County Board of
County Commissioners

Bid PNC2120462F1

Name: _____

Title: _____

E-mail: _____

Telephone No.: _____

- 13. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three years? If yes, specify details in an attached written response. Yes No
- 14. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? If yes, specify details in an attached written response, including the reinstatement date, if granted. Yes No
- 15. Has your firm ever failed to complete any services and/or delivery of products during the last three (3) years? If yes, specify details in an attached written response. Yes No
- 16. Is your firm or any of its principals or officers currently principals or officers of another organization? If yes, specify details in an attached written response. Yes No
- 17. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three years? If yes, specify details in an attached written response. Yes No
- 18. Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties during the last three years? If yes, specify details in an attached written response, including contact information for owner and surety. Yes No
- 19. Has your firm ever failed to complete any work awarded to you, services and/or delivery of products during the last three (3) years? If yes, specify details in an attached written response. Yes No
- 20. Has your firm ever been terminated from a contract within the last three years? If yes, specify details in an attached written response. Yes No

I hereby certify the information provided in the Vendor Questionnaire:

*AUTHORIZED SIGNATURE/NAME	TITLE	DATE
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Vendor Name: _____

* I certify that I am authorized to sign this solicitation response on behalf of the Vendor as indicated in Certificate as to Corporate Principal, designation letter by Director/Corporate Officer, or other business authorization to bind on behalf of the Vendor. As the Vendor's authorized representative, I attest that any and all statements, oral, written or otherwise, made in support of the Vendor's response, are accurate, true and correct. I also acknowledge that inaccurate, untruthful, or incorrect statements made in support of the Vendor's response may be used by the County as a basis for rejection, rescission of the award, or termination of the contract and may also serve as the basis for debarment of Vendor pursuant to Section 21.119 of the Broward County Procurement Code. I certify that the Vendor's response is made without prior understanding, agreement, or connection with any corporation, firm or person submitting a response for the same items/services, and is in all respects fair and without collusion or fraud.

LOBBYIST REGISTRATION REQUIREMENT CERTIFICATION FORM

The completed form should be submitted with the solicitation response but must be submitted within three business days of County's request. Vendor may be deemed non-responsive for failure to fully comply within stated timeframes.

The Vendor certifies that it understands if it has retained a lobbyist(s) to lobby in connection with a competitive solicitation, it shall be deemed non-responsive unless the firm, in responding to the competitive solicitation, certifies that each lobbyist retained has timely filed the registration or amended registration required under Broward County Lobbyist Registration Act, Section 1-262, Broward County Code of Ordinances; and it understands that if, after awarding a contract in connection with the solicitation, the County learns that the certification was erroneous, and upon investigation determines that the error was willful or intentional on the part of the Vendor, the County may, on that basis, exercise any contractual right to terminate the contract for convenience.

The Vendor hereby certifies that: (select one)

It has not retained a lobbyist(s) to lobby in connection with this competitive solicitation; however, if retained after the solicitation, the County will be notified.

It has retained a lobbyist(s) to lobby in connection with this competitive solicitation and certified that each lobbyist retained has timely filed the registration or amended registration required under Broward County Lobbyist Registration Act, Section 1-262, Broward County Code of Ordinances.

It is a requirement of this solicitation that the names of any and all lobbyists retained to lobby in connection with this solicitation be listed below:

Name of Lobbyist:

Lobbyist's Firm:

Phone:

E-mail:

Name of Lobbyist:

Lobbyist's Firm:

Phone:

E-mail:

Authorized Signature/Name:

Date:

Title:

Vendor Name:

Question and Answers for Bid #PNC2120462F1 - Broward County Supervisor of Elections Facility

Overall Bid Questions

There are no questions associated with this bid.

Question Deadline: Feb 21, 2020 5:00:00 PM EST

Supplier: **CBRE**

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The Vendor hereby certifies that: (select one)

- It has not retained a lobbyist(s) to lobby in connection with this competitive solicitation; however, if retained after the solicitation, the County will be notified.
- It has retained a lobbyist(s) to lobby in connection with this competitive solicitation and certified that each lobbyist retained has timely filed the registration or amended registration required under Broward County Lobbyist Registration Act, Section 1-262, Broward County Code of Ordinances.

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Name of Lobbyist:

Lobbyist's Firm:

Phone:

E-mail:

Name of Lobbyist:

Lobbyist's Firm:

Phone:

E-mail:

Authorized Signature/Name: Date:

Title:

Vendor Name: