



REQUEST FOR PROPOSAL

CITY OF NAPLES
 PURCHASING DIVISION
 CITY HALL, 735 8TH STREET SOUTH
 NAPLES, FL 34102

PH: 239-213-7100 FX: 239-213-7105

NOTIFICATION DATE: 11/16/12	TITLE Amend the City of Naples Community Redevelopment Plan	NUMBER: 007-13	OPENING DATE & TIME: 12/20/12 2:00 PM
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PRE-PROPOSAL DATE, TIME AND LOCATION: A non-mandatory pre-proposal meeting will be held at 10:00 AM EST on November 28, 2012, located at City Hall (Media Room), 735 8th Street South; Naples, Florida 34102. In addition, a dial-in Telephone Conference call will be made available for those unable to attend. Please see instructions on page 20.

NAME OF PARTNERSHIP, CORPORATION OR INDIVIDUAL:

MAILING ADDRESS:

PLEASE NOTE THE FOLLOWING:

CITY-STATE-ZIP:	
PH:	EMAIL:
FX:	WEB ADDRESS:

> This page must be completed and returned with your proposal.

AUTHORIZED SIGNATURE	DATE	PRINTED NAME/TITLE
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Please initial by all that apply
 I acknowledge receipt of the following addendum
 _____Addendum #1 _____Addendum #2 _____Addendum #3 _____Addendum #4

of Naples all rights, title, and interest in and to all causes of action it may now or hereafter acquire under the Anti-trust laws of the United States and the State of FL for price fixing relating to the particular commodities or services purchased or acquired by the City of Naples. At the City's discretion, such assignment shall be made and become effective at the time the City tenders final payment to the proposer.

- > Proposals must be submitted in a sealed envelope, marked with proposal number & closing date.
- > Proposals received after the above closing date and time will not be accepted.
- > Proposal tabulations will be available on the City of Naples web site www.naplesgov.com

GENERAL CONDITIONS

TO INSURE ACCEPTANCE OF THE PROPOSAL, PLEASE FOLLOW THESE INSTRUCTIONS. ANY AND ALL SPECIAL CONDITIONS, ATTACHED HERETO, HAVE PRECEDENCE.

- 1. SEALED PROPOSAL:** All proposals must be submitted in a sealed envelope. The face of the envelope shall contain the proposal name and proposal number. Proposals not submitted on attached proposal form shall be rejected. All proposals are subject to the conditions specified herein. Those which do not comply with these conditions are subject to rejection.
- 2. EXECUTION OF PROPOSAL:** Proposal must contain a manual signature of authorized representative in the proposal section. Proposal must be typed or printed in ink. Use of erasable ink is not permitted. All corrections made by proposer to his proposal must be initialed.
- 3. NO PROPOSAL:** If not submitting a proposal, respond by returning the Statement of No Proposal and explain the reason in the spaces provided. Failure to respond 3 times in succession without justification shall be cause for removal of the supplier's name from the proposal mailing list. NOTE: To qualify as a respondent, proposer must submit a "NO PROPOSAL," and it must be received no later than the stated proposal opening date and hour.
- 4. PROPOSAL OPENING:** Shall be public, on the date and at the time specified on the proposal form. It is the proposer's responsibility to assure that his proposal is delivered at the proper time and place of the proposal opening. Proposals which for any reason are not so delivered will not be considered. Offers by telegram; telephone; or fax are not acceptable. Proposal files may be examined during normal working hours.
- 5. WITHDRAWAL OF PROPOSALS:** Withdrawal of a proposal within sixty (60) days after the opening of proposals is subject to suspension or debarment in accordance with Policy 7-4 for up to three years.
- 6. PRICES, TERMS and PAYMENT:** Firm Prices shall be proposal and include all packing, handling, shipping charges and delivery to the destination shown herein. Proposer is encouraged to offer cash discount for prompt invoice payment. Terms of less than 20 days will not be considered.

 - A. TAXES:** The City of Naples does not pay Federal Excise and Sales taxes on direct purchases of tangible personal property. See exemption number on face of purchase order. This exemption does not apply to purchases of tangible personal property made by contractors who use the tangible personal property in the performance of contracts for the improvement of City-owned real property.
 - B. MISTAKES:** Proposers are expected to examine the specifications, delivery schedule, proposal prices, extensions, and all instructions pertaining to supplies and services. Failure to do so will be at proposer's risk. In case of mistake in extension, the unit price will govern.
 - C. CONDITION AND PACKAGING:** It is understood and agreed that any item offered or shipped as a result of this proposal shall be a new, current standard production model available at the time of this proposal. All containers shall be suitable for storage or shipment, and all prices shall include standard commercial packaging.
 - D. SAFETY STANDARDS:** Unless otherwise stipulated in the proposal, all manufactured items and fabricated assemblies shall comply with applicable requirements of Occupational Safety and Health Act and any standards there under.
 - E. UNDERWRITERS' LABORATORIES:** Unless otherwise stipulated in the proposal, all manufactured items and fabricated assemblies shall carry U.L. approval and re-examination listing where such has been established.
 - F. PAYMENT:** Payment will be made by the buyer after the items awarded to a vendor have been received, inspected, and found to comply with award specifications, free of damage or defect and properly invoiced. All invoices shall bear the purchase order number. Payment for partial shipments shall not be made unless specified in the proposal. Failure to follow these instructions may result in delay in processing

invoices for payment. In addition, the purchase order number must appear on bills of lading, packages, cases, delivery lists and correspondence.

7. DELIVERY: Unless actual date of delivery is specified (or if specified delivery cannot be met), show number of days required to make delivery after receipt of purchase order in space provided. Delivery time may become a basis for making an award (see Special Conditions). Delivery shall be within the normal working hours of the user, Monday through Friday, unless otherwise specified.

8. MANUFACTURERS' NAMES AND APPROVED EQUIVALENTS: Any manufacturers' names, trade names, brand names, information and/or catalog numbers listed in a specification are for information and not intended to limit competition. The proposer may offer any brand for which he is an authorized representative, which meets or exceeds the specification for any item(s). If proposals are based on equivalent products, indicate on the proposal form the manufacturer's name and number. Proposer shall submit with his proposal, cuts, sketches, and descriptive literature, and/or complete specifications. Reference to literature submitted with a previous proposal will not satisfy this provision. The proposer shall also explain in detail the reason(s) why the proposed equivalent will meet the specifications and not be considered an exception thereto. Proposals which do not comply with these requirements are subject to rejection. Proposals lacking any written indication of intent to quote an alternate brand will be received and considered in complete compliance with the specifications as listed on the proposal form.

9. INTERPRETATIONS: Any questions concerning conditions and specifications shall be directed in writing to this office for receipt no later than ten (10) days prior to the proposal opening. Inquiries must reference the date of proposal opening and proposal number. Failure to comply with this condition will result in proposer waiving his right to dispute the proposal.

10. CONFLICT OF INTEREST: All proposal awards are subject to Section 2-973 Conflict of Interest, City of Naples Code of Ordinances, which states: *"No public officer or employee shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of or is doing business with the city; nor shall an officer or employee have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his private interests and the performance of his public duties or that would impede the full and faithful discharge of his public duties. Any member of the city council or any city officer or employee who willfully violates this section shall be guilty of malfeasance in office or position and shall forfeit his office or position. Violation of this section with the knowledge, express or implied, of the person or corporation contracting with or making a sale to the city shall render the contract or sale voidable by the city manager or the city council."*

11. AWARDS: As the best interest of the City may require, the right is reserved to make award(s) by individual item, group of items, all or none or a combination thereof; to reject any and all proposals or waive any minor irregularity or technicality in proposals received.

12. ADDITIONAL QUANTITIES: For a period not exceeding ninety (90) days from the date of acceptance of this offer by the buyer, the right is reserved to acquire additional quantities up to but not exceeding those shown on proposal at the prices proposal in this invitation. If additional quantities are not acceptable, the proposal sheets must be noted "PROPOSAL IS FOR SPECIFIED QUANTITY ONLY." (THIS PARAGRAPH DOES NOT APPLY FOR A TERM CONTRACT.)

13. SERVICE AND WARRANTY: Unless otherwise specified, the proposer shall define any warranty service and replacements that will be provided during and subsequent to this contract. Proposers must explain on an attached sheet to what extent warranty and service facilities are provided.

14. SAMPLES: Samples of items, when called for, must be furnished free of expense, on or before proposal opening time and date, and if not destroyed may, upon request, be returned at the proposer's expense. Each individual sample must be labeled with proposer's name, manufacturer's brand name and number, proposal number and item reference. Request for return of samples shall be accompanied by instructions which include shipping authorization and name of carrier and must be received with your

proposal. If instructions are not received within this time, the commodities shall be disposed of by the City of Naples.

15. PROPOSAL PROTEST: The city has formal proposal protest procedures that are available on request.

16. INSPECTION, ACCEPTANCE AND TITLE: Inspection and acceptance will be at destination unless otherwise provided. Title and risk of loss or damage to all items shall be the responsibility of the contract supplier until accepted by the ordering agency, unless loss or damage results from negligence by the ordering

17. DISPUTES: In case of any doubt or difference of opinion as to the items to be furnished hereunder, the decision of the buyer shall be final and binding on both parties.

18. GOVERNMENTAL RESTRICTIONS: In the event any governmental restrictions may be imposed which would necessitate alteration of the material, quality, workmanship or performance of the items offered on this proposal prior to their delivery, it shall be the responsibility of the successful proposer to notify the buyer at once, indicating in his letter the specific regulation which required an alteration. The City reserves the right to accept any such alteration, including any price adjustments occasioned thereby, or to cancel the contract at no expense to the City.

19. LEGAL REQUIREMENTS: Applicable provision of all Federal, State, county and local laws, and of all ordinances, rules, and regulations shall govern development submittal and evaluation of all proposals received in response hereto and shall govern any and all claims and disputes which may arise between person(s) submitting a proposal response hereto and the City of Naples by and through its officers, employees and authorized representatives, or any other person, natural or otherwise; and lack of knowledge by any proposer shall not constitute a cognizable defense against the legal effect thereof.

20. PATENTS AND ROYALTIES: The proposer, without exception, shall indemnify and save harmless the City of Naples and its employees from liability of any nature or kind, including cost and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or article manufactured or used in the performance of the contract, including its use by the City of Naples. If the proposer uses any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood without exception that the proposal prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.

21. ADVERTISING: In submitting a proposal, proposer agrees not to use the results there from as a part of any commercial advertising.

22. ASSIGNMENT: Any Purchase Order issued pursuant to this proposal invitation and the monies which may become due hereunder are not assignable except with the prior written approval of the buyer.

23. LIABILITY: The supplier shall hold and save the City of Naples, its officers, agents, and employees harmless from liability of any kind in the performance of this contract.

24. PUBLIC ENTITY CRIMES: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a proposal on a contract to provide any goods or services to a public entity, may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit proposals on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

25. DISCRIMINATION: An entity or affiliate who has been placed on the discriminatory vendor list may not submit a proposal on a contract to provide goods or services to a public entity, may not submit a

proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit proposals on leases of real property to a public entity, may not award or perform work as a contractor, supplier, subcontractor, or consultant under contract with any public entity, and may not transact business with any public entity.

26. COUNTY TAXES: No proposal shall be accepted from and no contract will be awarded to any person, firm or corporation that is in arrears to the government of Collier County, Florida.

27. OFFER EXTENDED TO OTHER GOVERNMENTAL ENTITIES: The City of Naples encourages and agrees to the successful proposer extending the pricing, terms and conditions of this solicitation or resultant contract to other governmental entities at the discretion of the successful proposer.

IF THIS PROPOSAL IS FOR A TERM CONTRACT, THE FOLLOWING CONDITIONS SHALL ALSO APPLY

28. ELIGIBLE USERS: All departments of the City of Naples are eligible to use this term contract. Such purchases shall be exempt from the competitive proposal requirements otherwise applying to their purchases.

29. PRICE ADJUSTMENTS: Any price decrease effectuated during the contract period by reason of market change shall be passed on to City of Naples. Price increases are not acceptable.

30. CANCELLATION: All contract obligations shall prevail for at least one hundred eighty (180) days after effective date of contract. After that period, for the protection of both parties, this contract may be cancelled in whole or in part by either party by giving thirty (30) days prior written notice to the other party.

31. RENEWAL: The City of Naples reserves the option to renew the period of this contract, or any portion thereof for up to two (2) additional periods. Renewal of the contract period shall be by mutual agreement in writing.

32. ABNORMAL QUANTITIES: While it is not anticipated, should any unusual or abnormal requirements arise, the City reserves the right to solicit separate proposals thereon.

33. FISCAL NON-FUNDING CLAUSE: In the event sufficient funds are not budgeted for a new fiscal period, the City shall notify the contractor of such occurrence and the contract shall terminate on the last day of the current fiscal year without penalty or expense to the City.

IF THIS PROPOSAL IS FOR PERFORMING A SERVICE, THE FOLLOWING CONDITIONS SHALL ALSO APPLY

34. ALTERNATIVE PROPOSALS: Proposers offering service delivery methods other than those permitted by the scope of work may submit a separate envelope clearly marked "ALTERNATIVE PROPOSAL". Alternative proposals will be deemed non-responsive and will not be considered for award. All such responses will, however, be examined prior to award. Such examination may result in cancellation of all proposals received to permit rewriting the scope of work to include the alternative method, or the alternative method may be considered for future requirements of the City of Naples.

35. ANTITRUST: By entering into a contract, the contractor conveys, sells, assigns and transfers to the City of Naples all rights, titles and interest it may now have or hereafter acquire under the antitrust laws of the United States and the State of Florida that relate to the particular goods or services purchased or acquired by the City of Naples under said contract.

36. PROPOSER INVESTIGATIONS: Before submitting a proposal, each proposer shall make all investigations and examinations necessary to ascertain all site conditions and requirements affecting the full performance of the contract and to verify any representations made by the City of Naples upon which the proposer will rely. If the proposer receives an award as a result of its proposal submission, failure to have made such investigations and examinations will in no way relieve the proposer from its obligation to comply in every detail with all provisions and requirements of the contract documents, nor will a plea of ignorance of such conditions and requirements be accepted as a basis for any claim whatsoever by the contractor for additional compensation.

37. CERTIFICATES AND LICENSES: The Contractor, at time of proposal, shall possess the correct occupational licenses, all professional licenses or other authorizations necessary to carry out and perform the work required by the City of Naples and Collier County for this project pursuant to all applicable Federal, State and Local Laws, Statutes, Ordinances, and rules and regulations of any kind.

38. CHANGE IN SCOPE OF WORK: The City of Naples may order changes in the work consisting of additions, deletions or other revisions within the general scope of the contract. No claims may be made by the contractor that the scope of the project or of the contractor's services has been changed, requiring changes to the amount of compensation to the contractor or other adjustments to the contract unless such changes or adjustments have been made by written amendment to the contract signed by the City of Naples and the contractor. If the contractor believes that any particular work is not within the scope of the project, is a material change, or will otherwise require more compensation to the contractor, the contractor must immediately notify the City in writing of this belief. If the City believes that the particular work is within the scope of the contract as written, the contractor will be ordered to and shall continue with the work as changed and at the cost stated for the work within the scope.

39. CONTRACTOR PERSONNEL: The City of Naples shall, throughout the life of the contract, have the right of reasonable rejection and approval of staff or subcontractors assigned to the work by the contractor. If the City reasonably rejects staff or subcontractors, the contractor must provide replacement staff or subcontractors satisfactory to the City in a timely manner and at no additional cost to the City. The day-to-day supervision and control of the contractor's employees and sub-contractors is the responsibility solely of the contractor.

40. COST REIMBURSEMENT: The contractor agrees that all incidental costs, including allowances for profit and tools of the trade, must be included in the proposal rates. If an arrangement is made between the contractor and the City to reimburse the contractor for the cost of materials provided in the performance of the work, the contractor shall be reimbursed in the following manner: The City shall reimburse the contractor on completion and acceptance of each assigned job, only for those materials actually used in the performance of the work that is supported by invoices issued by the suppliers of the contractor describing the quantity and cost of the materials purchased. No surcharge shall be added to the supplier's invoices or included in the contractor's invoice submitted to the City that would increase the dollar amount indicated on the supplier's invoice for the materials purchased for the assigned job.

41. EXCEPTIONS: Proposers taking exception to any part or section of the solicitation shall indicate such exceptions on the proposal form. Failure to indicate any exception will be interpreted as the proposer's intent to comply fully with the requirements as written. Conditional or qualified proposals, unless specifically allowed, shall be subject to rejection in whole or in part.

42. FAILURE TO DELIVER: In the event of the contractor to fail to deliver services in accordance with the contract terms and conditions, the City, after due oral or written notice, may procure the services from other sources and hold the contractor responsible for any resulting purchase and administrative costs. This remedy shall be in addition to any other remedies that the City may have.

43. FAILURE TO ENFORCE: Failure by the City at any time to enforce the provisions of the contract shall not be construed as a waiver of any such provisions. Such failure to enforce shall not affect the validity of the contract or any part thereof or the right of the City to enforce any provision at any time in accordance with its terms.

44. FORCE MAJEURE: The contractor shall not be held responsible for failure to perform the duties and responsibilities imposed by the contract due to legal strikes, fires, riots, rebellions and acts of God beyond the control of the contractor, unless otherwise specified in the contract.

45. INDEPENDENT CONTRACTOR: The contractor shall be legally considered an independent contractor and neither the contractor nor its employees shall, under any circumstances, be considered servants or agents of the City of Naples and the City of Naples shall be at no time legally responsible for any negligence or any wrongdoing by the contractor, its servants or agents. The City of Naples shall not withhold from the contract payments to the contractor any federal income taxes, Social Security tax, or any other amounts for benefits to the contractor. Further, the City shall not provide to the contractor any insurance coverage or other benefits, including Workers' Compensation normally provided by the City for its employees.

46. ORAL STATEMENTS: No oral statement of any person shall modify or otherwise affect the terms, conditions or specifications stated in this contract. All modifications to the contract must be made in writing by the City of Naples.

47. QUALIFICATIONS OF PROPOSERS: The proposer may be required, before the award of any contract, to show to the complete satisfaction of the City of Naples that it has the necessary facilities, ability, and financial resources to provide the service specified therein in a satisfactory manner. The proposer may also be required to give a past history and references in order to satisfy the City in regard to the proposer's qualifications. The City may make reasonable investigations deemed necessary and proper to determine the ability of the proposer to perform the work, and the proposer shall furnish to the City all information for this purpose that may be requested. The City reserves the right to reject any proposal if the evidence submitted by, or investigation of, the proposer fails to satisfy the City that the proposer is properly qualified to carry out the obligations of the contract and to complete the work described therein. Evaluation of the proposer's qualifications shall include:

- > The ability, capacity, skill and financial resources to perform the work or service.
- > The ability to perform the work service promptly or within the time specified, without delay.
- > The character, integrity, reputation, judgment, experience, and efficiency of the proposer.
- > The quality of performance of previous contracts or services.

48. QUALITY CONTROL: The contractor shall institute and maintain throughout the contract period a properly documented quality control program designed to ensure that the services are provided at all times and in all respects in accordance with the contract. The program shall include providing daily supervision and conducting frequent inspections of the contractor's staff and ensuring that accurate records are maintained describing the disposition of all complaints. The records so created shall be open to inspection by the City.

49. RECOVERY OF MONEY: Whenever, under the contract, any sum of money shall be recoverable from or payable by the contractor to the City, the same amount may be deducted from any sum due to the contractor under the contract or under any other contract between the contractor and the City. The rights of the City are in addition and without prejudice to any other right the City may have to claim the amount of any loss or damage suffered by the City on account of the acts or omissions of the contractor.

50. REQUIREMENTS CONTRACT: During the period of the contract, the contractor shall provide all the services described in the contract. The contractor understands and agrees that this is a requirements contract and that the City shall have no obligation to the contractor if no services are required. Any quantities that are included in the scope of work reflect the current expectations of the City for the period of the contract. The amount is only an estimate and the contractor understands and agrees that the City is under no obligation to the contractor to buy any amount of services as a result of having provided this estimate or of having any typical or measurable requirement in the past. The contractor further understands and agrees that the City may require services in excess of the estimated annual contract amount and that the quantity actually used whether in excess of, or less than, the estimated annual contract amount and that the quantity actually used

shall not give rise to any claim for compensation other than the total of the unit prices in the contract for the quantity actually used.

51. TERMINATION FOR CONVENIENCE: The performance of work under the contract may be terminated by the City in whole or in part whenever the City determines that termination is in the City's best interest. Any such termination shall be effected by the delivery to the contractor of a written notice of termination of at least seven (7) days before the date of termination, specifying the extent to which performance of the work under the contract is terminated and the date upon which such termination becomes effective. After receipt of a notice of termination, except as otherwise directed, the contractor shall stop work on the date of the receipt of the notice or other date specified in the notice; place no further orders or subcontracts for materials, services or facilities except as necessary for completion of such portion of the work not terminated; terminate all vendors and subcontracts; and settle all outstanding liabilities and claims.

52. TERMINATION FOR DEFAULT: The City of Naples reserves the right to terminate the contract if the City determines that the contractor has failed to perform satisfactorily the work required, as determined by the City. In the event the City decides to terminate the contract for failure to perform satisfactorily, the City shall give to the contractor at least seven (7) days written notice before the termination takes effect. The seven-day period will begin upon the mailing of notice by the City. If the contractor fails to cure the default within the seven (7) days specified in the notice and the contract is terminated for failure to perform satisfactorily, the contractor shall be entitled to receive compensation for all reasonable, allocable and allowable contract services satisfactorily performed by the contractor up to the date of termination that were accepted by the City prior to the termination. In the event the City terminates the contract because of the default of the contractor, the contractor shall be liable for all excess costs that the City is required to expend to complete the work under contract.

53. STATE AND FEDERAL EMPLOYMENT LAWS: Contractors providing service to the City are required to comply with all state and federal employment laws. This includes, but is not limited to, laws resulting from the Immigration and Reform and Control Act of 1986, wherein all employers are required to verify the identity and employment eligibility of all employees. The Department of Homeland Security, U.S. Citizenship and Immigration Services require employees and employers to complete Form I-9 and the employer must examine evidence of identity and employment eligibility within three business days of the date employment begins. Non compliant contractors will be subject to contract sanctions, up to and including contract termination.

54. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY, AND VOLUNTARY EXCLUSION: The contractor agrees to comply with Executive Order 12549 "Debarment and Suspension" and 2 CFR 180 "OMB Guidelines to Agencies on Government wide Debarment and Suspension" and with the City's debarment policy. These rules require all contractors using federal funds not be debarred or suspended from doing business with the Federal Government. This includes sub-recipients and lower tier participant for covered transactions. Signing and submitting this document certified the organization and its principals are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency, and further have not within the preceding three-year period been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction.

THE CITY OF NAPLES IS AN EQUAL OPPORTUNITY EMPLOYER

GENERAL INSURANCE REQUIREMENTS

The Contractor shall not commence work until he has obtained all the insurance required under this heading, and until such insurance has been approved by the Owner, nor shall the Contractor allow any subcontractor to commence work until all similar insurance required of the subcontractor has also been obtained and approved by the Owner.

Certificates of insurance must be issued by an authorized representative of the insurance company at the request and direction of the policyholder and must include sufficient information so as to identify the coverage and the contract for Owner's improvements for which they are issued. Certificates of insurance must be issued by a nationally recognized insurance company with a Best's Rating of no less than B+VII, satisfactory to the Owner, and duly licensed to do business in the state of said Contract.

The Contractor shall procure and maintain, during the life of this Contract, Workmen's Compensation Insurance for all of his employees to be engaged in work under this Contract, and he shall require any subcontractor similarly to provide Workmen's Compensation Insurance for all of the latter's employees to be engaged in such work, unless such employees are covered by the protection afforded by the Contractor's insurance. In case any employees are to be engaged in hazardous work under this Contract, and are not protected under this Workmen's Compensation statute, the Contractor shall provide, and shall cause each subcontractor to provide, adequate coverage for the protection of such employees. It is acceptable to use a State-approved Workmen's Compensation Self-Insurance fund.

The Contractor shall take out and maintain during the life of this Contract, Public Liability and Property Damage and shall include Contractual Liability, Personal Injury, Libel, Slander, False Arrest, Malicious Prosecution, Wrongful Entry or Eviction, Broad Form Property Damage, Products, Completed Operations and XCU Coverage to be included on an occurrence basis, and to the full extent of the Contract to protect him, the Owner, and any subcontractor performing work covered by this Contract from damages for personal injury, including accidental death, as well as from claims for property damage, which may arise from operations under this contract, whether such operations be by himself or by a subcontractor, or by anyone directly or indirectly employed by either of them. The Contractor shall also maintain automobile liability insurance including "non-owned and hired" coverage. The entire cost of this insurance shall be borne by the Contractor.

The amount of such insurance shall be no less than \$1,000,000 annual aggregate for bodily injury and property damage combined per occurrence.

The City of Naples must be named as Additional Insured on the insurance certificate and the following must also be stated on the certificate. "These coverage's are primary to all other coverage's the City possesses for this contract only." The City of Naples shall be named as the Certificate Holder. The Certificate Holder shall read as follows:

The City of Naples
735 Eighth Street South
Naples, Florida 34102

No City Division, Department, or individual name should appear on the Certificate.
No other format will be acceptable.

The Certificate must state the bid number and title.

When using the ACORD 25 – Certificate of Insurance only the most current version will be accepted.

The City of Naples requires a copy of a cancellation notice in the event the policy is cancelled. The City of Naples shall be expressly endorsed onto the policy as a cancellation notice recipient.

STATEMENT OF NO PROPOSAL

If you will not be bidding on this product/service, please help us by completing and returning only this page to:

City of Naples, Purchasing Division
City Hall, 735 8th Street South
Naples, FL 34102
Fax 239-213-7105

Proposal # _____ and Description: _____

We, the undersigned, decline to proposal on the above project for the following reason(s):

- We are not able to respond to the Invitation to Proposal or Request for Proposals by the specified deadline.
- Our Company does not offer this product or service.
- Our current work schedule will not permit us to perform the required services.
- Specifications are incomplete or information is unclear (Please explain below).

Other (Please specify below)

Company Name _____ PH _____

Name and Title of individual completing this form:

(Printed Name) (Title)

(Signature) (Date)

REFERENCES

THIS SHEET MUST BE COMPLETED AND RETURNED WITH PROPOSAL

PROVIDE AT LEAST THREE REFERENCES FOR WHOM YOUR COMPANY HAS PROVIDED SAME OR SIMILAR SERVICES WITHIN THE LAST 2 YEARS.

COMPANY NAME: _____

ADDRESS: _____

TELEPHONE: _____

CONTACT PERSON: _____

CONTACT E-MAIL ADDRESS: _____

COMPANY NAME: _____

ADDRESS: _____

TELEPHONE: _____

CONTACT PERSON: _____

CONTACT E-MAIL ADDRESS: _____

COMPANY NAME: _____

ADDRESS: _____

TELEPHONE: _____

CONTACT PERSON: _____

CONTACT E-MAIL ADDRESS: _____

SPECIAL CONDITIONS

A. TERMS OF CONTRACT

The resulting contract will commence on award and be in effect until completion of the project.

B. PROHIBITION OF CONTACT

Under no circumstances should any prospective organization or individual, or anyone acting for or on behalf of a prospective organization or individual, seek to influence or gain the support of any member of the City Council, public official or City staff favorable to the interest of any prospective organization or individual. Likewise, contact with City Council, any public official or city staff against the interests of other prospective organization (s) and or individual(s) is prohibited. Any such activities will result in the exclusion of the prospective organization or individual from consideration by the City.

C. QUESTIONS

Questions regarding this proposer packet must be received in writing in the Purchasing Division, **NO LATER THAN TEN CALENDAR DAYS PRIOR TO THE PROPOSAL CLOSING DATE TO ENSURE AN ANSWER IS PROVIDED PRIOR TO CLOSING.**

Direct all questions to:

[Greg Givens, Grants & Purchasing Coordinator](#)

City of Naples, Purchasing Division

735 8th Street South

Naples, Florida 34102

PH: (239) 213-7100 FX: (239) 213-7105

ggivens@naplesgov.com

CITY OF NAPLES COMMUNITY REDEVELOPMENT PLAN AMENDMENT

PURPOSE

The City of Naples Community Redevelopment Agency (CRA) seeks the services of a qualified independent planning consultant, experienced with the laws governing community redevelopment in Florida, to conduct the analysis necessary to determine whether there is a justification for recommending that the City Council amend the community redevelopment plan (the Plan) that may include an extension beyond the current sunset date. It is anticipated the consultant will engage the community in a process to identify specific redevelopment goals, objectives, and capital projects to be included in the Plan amendment. It is also anticipated that the consultant will conduct an economic analysis over relevant times, and make professional recommendations, including, but not limited to, potential regulatory changes, and the possible justification for extending the CRA beyond the current sunset date of 2024. The consultant may also be requested to assist in drafting an amendment to the Community Redevelopment Plan.

PROJECT HISTORY AND BACKGROUND

The City of Naples is located in Collier County in southwest Florida and was incorporated on December 1, 1923. The City is approximately fourteen square miles in area, with a year round population of approximately 19,000, increasing to over 33,000 during the winter months. The Collier County population is 321,000 with an increase to 387,000 during the winter months. As a result, the daily service population is significantly greater than the permanent or seasonal population; however, no accurate measurement is available. Naples is a full service City (police, fire/rescue, water, sewer, solid waste, recycling, parks and recreation, streets and stormwater) operated under the Council-Manager form of government. The City employs approximately 450 people.

The City of Naples is considered one of the nation's premier communities offering residents and visitors a wide array of outstanding cultural and recreational activities. Nestled on the Gulf of Mexico with a sub-tropical climate, and many tree-lined streets, there are ample opportunities for shopping, dining, and recreation. The crime rate is low and quality health care services are available. The overall area population has increased 28% between 2000 and 2010. Housing and commercial services have expanded beyond the borders of the City into the adjacent unincorporated areas of Collier County, and while these unincorporated areas are also referred to as "Naples", many County residents may not understand that they do not reside within the City. City residents are well aware of the distinction.

Within the boundaries of the City is the community redevelopment area. The redevelopment area consists of approximately 550 acres of land, with about 43 acres currently vacant and not developed. Most of the vacant land is situated between US 41, a six-lane roadway on the west and south, and Goodlette-Frank Road, a six-lane roadway on the east. The issue of determining appropriate redevelopment in Naples has a long history, from the Report of the Redevelopment Task Force (1992), and the Report on the Determination of the Finding of Necessity for the Creation of a Community Redevelopment Agency (1993) to the adoption of the Community Redevelopment Plan (1994) and the establishment of the Naples CRA in 1994. The City Council serves as the CRA Board and receives advice from the Community Redevelopment Agency Advisory Board. The Plan has not previously been amended, although a 2008 Plan Update was completed. These reports and additional information are available at www.naplesgov.com/cra.

The redevelopment area includes several diverse sub-areas. The US 41 corridor includes Naples Community Hospital, associated medical services, and a variety of other commercial uses. The commercial area between US 41 and Goodlette-Frank Road is bisected by 10th Street and has a variety of commercial uses. Some along the 10th Street corridor have devised the name “Design District” to highlight some of the services offered. The River Park West area has a long history as a predominately African American neighborhood, is primarily residential, and includes subsidized public housing developments. The River Park East area is bordered by Goodlette-Frank Road on the west and the Gordon River on the east. The area is comprised primarily of single-family homes and includes a large river front park. The area south of River Park East and bordered by Goodlette-Frank Road on the west and the Gordon River on the east, is the site of many City offices, including Police, Community Services, Utilities, Development Services, etc., (north section), vacant land (central) and mixed use development (south). The Fifth Avenue South area has become a draw for residents and tourists with many opportunities for dining and shopping, as well as business offices, and residences. In 1994 the Master Plan and Retail Recommendations for Fifth Avenue South, created by the team of Andres Duany and Bob Gibbs, focused on this area and was incorporated into the Plan.

PROJECT TIMELINE

It is the intent of the City, subject to the recommendations of the selected consultant, to substantially complete any community engagement prior to April 1, 2013 and to present a Plan amendment for CRA consideration prior to June 1, 2013, and for Council to consider amending the Plan by September 30, 2013.

SCOPE OF SERVICES – Amend the 1994 Naples Community Redevelopment Plan.

Firms desiring consideration for this project will submit a proposal. Submittals will be evaluated on experience, qualifications, past performance, approach, schedule for completion, and price. The scope of work will include but not necessarily be limited to:

- A. Determine and advise the feasibility of a CRA Plan Amendment that includes extension of the current sunset date (2024).
- B. Determine and collect data required for completion of this project.
- C. Generally assess the properties available for development or redevelopment.
- D. Design a participatory process (to be approved by the City) and engage the community via multiple methods, including meetings, charrettes, interviews, public media, electronic messages, and social media, to communicate with, and receive input from, interested Stakeholders. Stakeholders to include:
 - a. Property owners in the redevelopment area;
 - b. Residents in the redevelopment area;
 - c. Merchants in the redevelopment area;
 - d. Property owners of neighborhoods abutting redevelopment area;
 - e. Residents of neighborhoods abutting redevelopment area;

- f. Merchants in commercial areas abutting redevelopment area;
 - g. City of Naples Homeowners' Associations/Presidents' Council;
 - h. Community Redevelopment Agency Advisory Board;
 - i. Downtown Stakeholders' Coalition;
 - j. Fifth Avenue South Business Improvement District;
 - k. City of Naples Elected Officials;
 - l. City of Naples Staff
- E. Conduct site visits as required.
- F. Inform and cooperate with City staff, various City of Naples boards and committees, and Collier County staff as needed, during the development of recommendations and reports and during the approval process. This may include:
- a. Regular meetings with City staff (CRA, Planning, Streets, Management, etc.)
 - b. Attendance at meetings of the Community Redevelopment Agency Advisory Board, Planning Advisory Board, Community Redevelopment Agency, and others as may be necessary.
- G. Deliver to the Community Redevelopment Agency, within an agreed upon time period, and in formats approved by the City, the following which become property of the City:
- a. A report detailing recommendations for an appropriate update to the goals and objectives of the 1994 Naples Community Redevelopment Plan;
 - b. A report projecting available tax incremental revenues, detailing potential financing options, and considering the implications of extending the CRA end date on these financing options;
 - c. A report detailing recommendations for an appropriately phased 10 year capital improvement plan, including a financing plan utilizing tax increment revenues, Community Development Block Grant (CDBG) funds, other potential grant funding to leverage projected tax incremental revenues, and projection of the additional bonding capacity provided by an extension of the CRA end date;
 - d. A report identifying and prioritizing capital projects that facilitate redevelopment and may be recommended or desired beyond a 10 year time period, and potential financing options;
 - e. A report containing additional recommendations to facilitate appropriate redevelopment that may be determined in the community engagement process, *or suggested by the*

consultant. This report may include, but is not limited to, recommendations regarding the issues discussed in the 1994 Redevelopment Plan, such as:

i. Land Use and Zoning

1. Regulatory changes to incentivize desirable development including, but not limited to:
 - a. Parking incentives and potential development of a consolidated parking program;
 - b. Density increases;
 - c. Modifications to Height Limitations in the redevelopment area;
 - d. Permitted and conditional uses not currently anticipated in the code;
2. A market study of demand for viable and supportable types of uses
 - a. Discuss uses that may be absent in the City, that may be provided in the CRA through development or redevelopment.
 - b. Discuss the impact of changes in the CRA on the surrounding commercial areas in the City.

ii. Transportation System

1. Traffic circulation;
2. Intersection improvements;
3. Corridor management and design;
4. Gateways;
5. Multimodal forms of transportation;
6. Connectivity improvements (bicycle, pedestrian, multi-modal forms of transportation)

iii. Recreation and Open Space

1. Cultural Plazas
2. Parks

iv. Public Facilities

v. Cultural Facilities

vi. Acquisition of Land

1. Public parking garages (need, locations, land acquisition);
 2. Recreation and open space
- f. A report detailing the steps to be followed in the statutory Redevelopment Plan Amendment process.
- g. Participate with Planning staff and City Attorney in:
1. A draft of a proposed amendment to the redevelopment plan that includes a long-term capital improvement and financing plan that may include a recommendation to extend the sunset date of the CRA.
 2. An update of the proposed amendment as required during the Plan Amendment process.
 3. A final version of the adopted and revised Community Redevelopment Plan.
- H. Provide a schedule for completion of the above tasks.
- I. Provide a price for completion of (1) Section A; and, (2) Sections B through G.
- J. The following reports and documents may be of assistance. They may be found on the City website www.naplesgov.com/cra unless otherwise indicated.
- a. 1987 Rural/Urban Design Assistance Team Report
 - b. 1992 Report of the Redevelopment Task Force
 - c. 1993 Report on the Determination of the Finding of Necessity for the Creation of a Community Redevelopment Agency
 - d. 1994 Naples Community Redevelopment Plan
 - e. 2008 Naples CRA Plan Update
 - f. City of Naples Comprehensive Plan www.naplesgov.com/planning
 - g. 2007 Vision Report Preserving Naples www.naplesgov.com/documentcenter/view/9276
 - h. Naples FY 2013 City and CRA Budget and five-year Capital Improvement Plan www.naplesgov.com/documentcenter/view/11588 and <http://www.naplesgov.com/DocumentCenter/View/11849>
 - i. Fifth Avenue South Master Plan (known as 1994 Duany Master Plan, Vol I, Vol II, Parts 1 & 2)

- j. Applicable City of Naples Ordinances www.naplesgov.com/clerk
- k. 2012 CRA Sustainability Report
- l. Summary Report of Potential Capital Improvement Projects in the CRA

SELECTION CRITERIA

The City Manager will appoint a selection committee to review and evaluate the firms using the following criteria. The City, at its sole discretion, may contact the references and/or visit one or more of the sites of the projects listed in response to this solicitation as a part of the evaluation process.

The shortlisted team(s) may be interviewed for final ranking. If an interview is held, it will be one hour in length and be equally divided between the presentation and questions and answers. The presentation time and date will be assigned by the City, but recognize that time is of the essence, and may be scheduled immediately following the holidays.

The City's intention is to enter into negotiations with the selected firm based on the City's schedule.

Should negotiations fail with the top ranked team, the City will enter into discussions with the second ranked team, and so on, until an acceptable agreement has been reached between the City and the selected individual or firm.

EVALUATION CRITERIA (100 pts)

- a. Qualifications and Experience (15 points): Provide information on the qualifications and experience of the firm and its team, including any subconsultants, in the area of the subject of this RFP. The Statement shall include references and documentation of qualifications and experience in similar projects, preferably in Florida. Experience in community engagement and presenting reports and information to elected officials is essential. Disclose whether the firm qualifies as a Certified Minority Business Entity under Florida State Statute.
- b. Qualifications of the Principal Staff to be assigned to City Projects (10 points): Describe the qualifications and experience of the key staff to be assigned to the City project including demonstrated knowledge and understanding of the types of services to be performed; previous experience in similar or related work. Should subconsultant(s) be listed as part of the project team, the proposer shall provide a letter from each subconsultant that indicates the subconsultant's intent to be part of the project team.
- c. Demonstrated Record of Past Performance with References (10 points): Provide examples of the firm's and consultant's current or past projects with detailed information on schedule adherence, quality of work and project cost control. Proposer shall include a minimum of three (3) references for similar projects completed.
- d. Approach to the Project (35 points): Provide a detailed methodology and strategy of how the consultant will achieve the goals of the project by maximizing value, efficiency, and time.
- f. Schedule for Completion (10 points): Time is an important aspect of the project. If the Firm does not believe the schedule is achievable, please indicate the reasons and provide an alternative schedule.
- e. Price (20 points): The cost of this project is an important aspect of the project of their proposal.

REQUEST FOR QUALIFICATIONS' CHECK LIST

Bidder should check off each of the following items as the necessary action is completed:

1. The Proposal cover sheet has been signed.
2. Any addendum must have been acknowledged on the cover sheet.
3. Provide Documentation showing if firm is a Certified Minority Business Enterprise.
4. Information as it relates to the **REQUIRED SUBMITTALS**.
5. Original and **six** copies of Proposal have been submitted.
6. The mailing envelope has been addressed to:

City of Naples
Purchasing Division
270 Riverside Circle
Naples, Florida 34102

7. The mailing envelope should be sealed and marked with:

RFP Number _____
RFP Title _____
Closing Date _____

- a. The Proposal will be mailed or delivered in time to be received no later than the specified opening date and time. Any proposal received after this deadline will not be accepted.

ALL COURIER DELIVERED PROPOSALS SHOULD HAVE THE RFQ NUMBER AND TITLE ON THE OUTSIDE OF THE COURIER PACKET.

Pre-Bid Meeting Instructions

The Non-Mandatory Pre-Bid meeting will also be held as a moderated Dial-in Telephone Conference Call. The Pre-Bid dial-in time is 10:00 AM EST (local time) on November 28, 2012. To access this dial-in conference call:

- At the specified time and date above, dial your dial-in number:

Dial-in Number: 866-634-9522

International Dial-in Number: 904-271-2013

- Then enter the participant pin:

Participant Pin is: 57266515

- Followed by # key.

#

Upon entering the Conference call, please state your name. To avoid background noise, please keep your telephone on the mute setting, until you are ready speak. A Bid Addendum will be issued and posted to capture questions and responses.