

NOTICE TO QUALIFIED FIRMS

NOTICE IS HEREBY GIVEN that Basketball Properties, Ltd. (the “Manager”) will be accepting sealed Statements of Qualifications and Cost Proposals for:

REQUEST FOR QUALIFICATIONS AND PROPOSALS FOR CONSTRUCTION MANAGER SERVICES FOR SUITE LEVEL REFRESH PROJECT AT THE KASEYA CENTER RFP NO. 2025-01

The Manager is requesting Statements of Qualifications from General Contractors to qualify to submit Cost Proposals for the Suite Level Refresh Project at the Kaseya Center (the “Arena”). Following review of the Statement of Qualifications, the Manager will request Cost Proposals from the pre-qualified firms, to perform the Suite Level Refresh Project at the Arena. Sealed Statements of Qualifications must be received by **3:00 p.m. on Thursday, April 24, 2025 (the “Qualifications Submittal Deadline”)** via email at RFQSubmissions@heat.com. Cost Proposals must be received by **3:00 p.m. on Thursday, May 22, 2025 (the “Submittal Deadline”)** via email at RFQSubmissions@heat.com. Statements of Qualifications and Cost Proposals received after the applicable time deadline will not be considered. The Cost Proposals will be publicly opened at Gate 4 immediately after the Submittal Deadline.

THE PROJECT

The project generally consists of interior improvements to 20 suites/hospitality spaces at the Kaseya Center involving approximately 16,000 square feet of space. The interior improvements project generally consists of: (i) the removal and replacement of finishes (floor, ceilings, walls, millwork), plumbing and electrical work to support the improvements to the suites on the Suite Level, (ii) furnishing and installing new lighting fixtures, controls and associated electrical devices, and the installation of new food service equipment into the new millwork, and (iii) installation of new VAV boxes, air delivery devices and controls, and new raceways for AV and teledata for the hospitality spaces on the Suite Level, which all must be performed and completed on a strict construction schedule that aligns with the Arena event schedule (the “Project”). The Contractor shall provide complete construction management services for the Project, including but not limited to determining efficient means and methods to execute the construction activities, procurement of trades (as necessary), assuming, coordinating, and managing subcontracts, coordination with the Manager and Project architect/engineer, coordination of new furniture and fixtures and millwork purchased by the Manager, the development and execution of an approved Site Logistics/Site Utilization plan, the implementation of a project specific health and safety plan (HASP), and a detailed schedule and associated procurement plan for the Contractor’s execution and completion of required construction services and turnover of the work to the Manager.

The Manager intends to contract with a highly qualified firm(s) to perform the Project in a timely and efficient manner that enables the Manager to maintain an active sports and entertainment Arena schedule. The Project shall be performed according to high-quality standards that will enable the structure to remain a first-class facility. *The Project must be completed by September 17, 2025.* The successful firm shall be required to adhere to Miami-Dade County’s small business participation measures applicable to the Project and to submit monthly progress reports and compliance documentation to Miami-Dade County’s Small Business Development Office.

AVAILABILITY OF RFP DOCUMENTS

Interested parties may request an electronic version of the Request for Proposals for the Project (the "RFP") by emailing RFQSubmissions@heat.com.

EXPERIENCE REQUIREMENTS

Firms submitting Statements of Qualifications shall satisfy **all** of the following requirements in order to qualify for participation in the Cost Proposal portion of this RFP process:

- Shall have been continuously incorporated for a minimum of the past five years;
- Shall have been in business as a general contractor for a minimum of the past ten years;
- Shall have served as the general contractor and successfully completed: (1) a minimum of three projects within the past five years each of which (a) had a cost of \$5,000,000 or more, (b) were within the United States, (c) had a project duration of 6 months or less, (d) consisted of premium suite or club refresh projects with high class finishes within active sports and/or entertainment venues/buildings of a size, scope and complexity similar to the Project, and (2) a minimum of three projects within the past five years each of which (a) had a cost of \$5,000,000 or more, (b) were within the United States, and (c) consisted of coordinating owner/manager furnished equipment into a complex construction project of a size, scope and complexity similar to the Project;

Firms that have experience within the past five years of working with County registered SBD subcontractors to satisfy Miami Dade County Small Business Development Office small business participation measures are strongly preferred.

Statements of Qualifications shall be submitted in accordance with the procedures set forth in the RFP, using the form(s) provided in the RFP. Any questions concerning this Notice or the RFP qualifications process shall be submitted to the Manager by email at RFQSubmissions@heat.com by **3:00 p.m. on Wednesday, April 23, 2025**.

MANDATORY PRE-PROPOSAL CONFERENCE

A **mandatory** pre-proposal conference for firms deemed qualified through the RFQ process will commence promptly at **11:00 a.m. on Tuesday, April 29, 2025** in person at the Kaseya Center. All qualified firms planning to submit Cost Proposals are required to have a key member of the firm's proposed project team attend this conference. Failure of a firm, including a key member of the firm's proposed project team, to be present for the entire conference, beginning at the time stated above and concluding at the dismissal of the mandatory pre-proposal conference by the Manager, shall render a firm to be deemed non-responsive and their Cost Proposal shall not be considered for award. Decisions of the Manager shall be final. The official clock at the location of the mandatory pre-proposal conference shall govern.

All firms are advised that the Manager has not authorized the use of the name, likeness or other intellectual property rights of the Manager, the Arena, Kaseya, or the Miami Heat and that any such use by unauthorized persons is strictly prohibited to the fullest extent permitted by law.

The Manager reserves the right to reject any and all Statements of Qualifications or Cost Proposals, to waive any informality in a Statement of Qualifications or Cost Proposal and to make awards in the best interests of the Manager and the Arena.