

EXHIBIT "B" – PROPOSAL FORM

REQUEST FOR PROPOSAL  
FOR THE PURCHASE & DEVELOPMENT  
CITY-OWNED REAL PROPERTY  
LOCATED AT  
1300 – 1<sup>st</sup> AVENUE NORTH  
ST. PETERSBURG, FLORIDA, 33701

Issue Date

January 7, 2019

The undersigned certifies that the enclosed proposal is being submitted and is subject to the terms and conditions as outlined in the Request for Proposal as issued by the City of St. Petersburg on January 7, 2019.

Midtown Real Estate 2 FLP Dan Harvey  
Name of Company/Organization Proposal Contact Person

Dan Harvey Danharveyjr@gmail.com  
Signature of individual submitting proposal Contact Person E-mail address  
for above Company/Organization

Daniel M Harvey Jr 727-434-1172  
Printed name of individual Contact Person Phone

5/10/19 NA.  
Date Contact Person Fax





## 6.1 Proposal for Ground Leasing

Ground leasing the Property from the City with a purchase option for land value after completion of the Proposed Development as follows:

## 6.2 Proposed Developments

A description of the proposed development(s) to be built including building(s) , with square footage, and proposed use(s) ("Proposed Development") and proposed end-users, if not the Proposer. Include a conceptual site plan or illustration;

We are proposing a 2 phase project with 50,000 gsf of retail space, 150,000 gsf of office space, 180 living units including various housing mixes with lofts, micro units and standard flat design for 1 and 2 bedrooms. The development will sit on top of and around a 500 parking stall garage which is screened from all sides.



















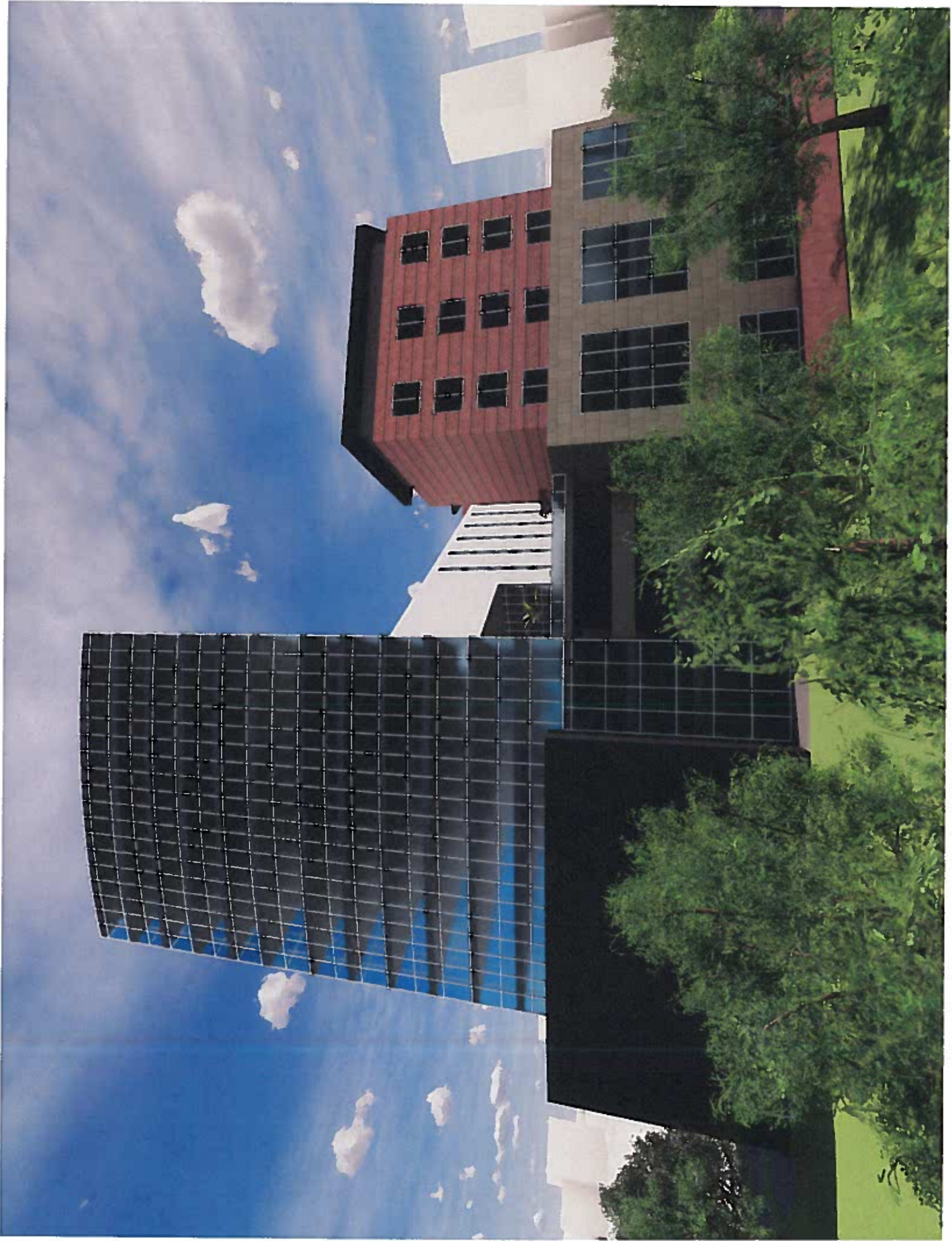














## 6.3 Construction impacts

Proposer is to address the construction impact on the community regarding related parking, placement of any temporary offices, storage of materials, effect on vehicular and pedestrian traffic

We propose a staged process that will keep the project activities on site for as long as possible.

## 6.4 Proposed Retail

A Proposed Development that incorporates ground floor retail along Central Avenue, including small locally-owned business

We are proposing 50,000 gsf of retail space around the entire project.



## 6.5 Pro-forma + Construction Budget

A project pro-forma and construction budget

Project budget would be between \$40M - \$50M for phase 1 and \$100M - \$120M for phase 2

## 6.6 Financial Capability

Confirmed or verifiable sources of funds supporting the Proposer's financial capability of undertaking the Proposed Development, including company operating revenues and expenses, history of debt repayments, and letters of credit. SECTION 18 contains information regarding public records and Chapter 119, Florida Statutes;



## 6.7 Project Timeline

A time line for project approvals and construction, including date specific milestones such as commencing and completing construction and opening for business. Phased projects must include this information for each phase;

We estimate a project start of 2019 late summer with a design period of 12 months. The total construction period would be over 18 months making the opening in late 2022 for phase 1. Phase 2 would start during construction of phase 1 and have a 24 month construction period putting the opening of phase 2 in mid to late 2024.

## 6.8 Estimated Job Creation

Estimated type and number of new jobs that the development will create, including a time line, projected salaries, and where the jobs will come from;

## 6.9 Estimated Job Creation St. Petersburg

Estimated type and number of jobs to be relocated to the site from any other St. Petersburg location(s);



# 6.10 Entity

A complete description of the Proposer's entity (corporation, partnership, etc.) and identification of all parties including disclosure of all persons or entities having a beneficial interest in the proposal;

Dan Harvey - Visionary + Community Advocate  
Sean Williams - Architect

## 6.11 Resumes

Resume of Proposer's previous experience and a description of the scope and quality of past projects;

See attached

Designer + Architect

**SEAN WILLIAMS, AIA, NCARB, LEED BD+C**

Licensed Architect - Florida

Licensed Interior Designer - Florida

**PROJECT TYPES :**

CORPORATE INTERIORS

JUSTICE

SCIENCE + TECHNOLOGY

AVIATION + TRANSPORTATION

CULTURAL

EDUCATION K-12

HIGHER EDUCATION

HEALTHCARE

MULTI FAMILY

RESIDENTIAL

HOSPITALITY

**15+** YEARS EXPERIENCE



# Sean Williams, AIA, NCARB, LEED BD+C

Principal | Architect | Interior Designer

## Education

University of Florida  
Master of Architecture  
2004

University of Florida  
Bachelor of Architectural Design  
2002

## Professional Registrations

GBCI

NCARB

Licensed Architect

FL

Licensed Interior Designer

FL

## Memberships

US Green Building Council  
American Institute of Architects  
International Living Futures

## Boards

### Participation

Creative Clay (Chair Emeritus)  
Skyway Marina District  
Architecture for Humanity  
(Chapter Director)  
GELS (Expert Advisor)



FL License: AR95989  
FL License: ID6023  
FL License: AA26002453

## Professional Background

Sean Williams brings over 15 years of experience in all aspects of architectural design and management for OT9 Design. Mr. Williams has developed expertise in both architectural design and the technical aspects of project delivery, with particular emphasis on finding practical, cost-effective design solutions to architectural challenges. He is a registered Professional Architect and Interior Designer in the State of Florida.

## Employment History

Cooper Carry Architects	Project Architect	2016-Present
OT9 Design, LLC	Principal/Owner	2012-Present*
Wannemaker Jensen Architects	Architect	2013-2014*
CJSM Architects	Architect	2011-2012*
HOK	Designer	2004-2011*
Harvard Jolly Architects	Intern	2000-2004*

## Project Experience

### Higher Education

#### St. Petersburg College (SPC) - Green Living Demonstration Center\*

Seminole, Florida

Principal in Charge managing the contracts, time-lines, staff and the overall progress of the design as well as Sustainable Consultant and administrator for the Living Building Challenge and LEED BD+C. The Green Living Demonstration center represents the essence of OT9 Design's focus in Architecture and sustainability. It was designed to be environmentally transparent, net zero energy, net zero water among other sustainable traits. This living laboratory would showcase the latest Green technologies for the community to visit and learn while operating as a lab for the SPC students to gain experience in the latest technologies. This project was seeking Living Building Certification and LEED Platinum.

2,000 SF | \$1,300,000 | Designed Completed 2016

*"...In our desire to design a living building he was not only knowledgeable and professional but genuinely excited about our project. Mr. Williams went beyond the call of duty to help us express our vision."*

**- Professor Amanda Gilleland**

St. Petersburg College  
Academic Chair Natural Science

# Sean Williams, AIA, NCARB, LEED BD+C

Principal | Architect | Interior Designer

## Planning

### Skyway Marina District visioning plan \*

St. Petersburg, Florida

Principal in Charge managing the contracts, time-lines, and interior design materials. This project was preformed for the City of St. Petersburg to attract new investors and developers the Skyway Marina District. The goal of the exercise was to design a new vision of a retail environment that we evoke an urban development and work with the local context, which was mostly residential. The city was able to sell the property in 2016 and it is currently being designed as a mixed use residential and retail project.

300,000 SF | N/A | Completed 2014



### Trop 90 SEED Visioning Plan + AR Model \*

St. Petersburg, Florida

Principal in Charge managing the contracts, time-lines, and deliverables. This project was preformed for the City of St. Petersburg to advance the dialog between the City of St. Petersburg and the local Major League Baseball team. The intent of the design was to evoke the spirit of the downtown core into a vertical mixed use central park for the city. The 86 acres is divided by a creek which would be used to attract retail spaces and outdoor activities. We developed research to support the stadium sized, retail mix and ultimately were able to design an area for a research park. This was the beginning of our research into Sports Oriented Developments or Sports, Entertainment, and Education Districts (SEED). After completing the conceptual design effort and AR model we aided the city in the selection of the firm to develop the official master plan for the site.

86 acres | estimated \$1.3 - \$3.6 billion | Completed 2015



Target for AR model. Download Hyperspaces app on iPhone and search for OT9 Design Channel to see the AR model at the image to the right.



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*"...Sean's rare foresight and cutting edge thinking helped the city to be more forward thinking in its approach to the site. [Trop 90 SEED]"*

**-Alan DeLisle**  
City of St. Petersburg  
City Development Administrator





# Sean Williams, AIA, NCARB, LEED BD+C

Principal | Architect | Interior Designer

## Corporate



### **American Express - Serve 11th floor renovation\***

St. Petersburg, Florida

Principal in Charge managing the contracts, time-lines, and interior design materials. This project included the addition of an open kitchen for town-hall style communications, open office space, collaboration spaces and entry lobby finishes. The focus of this project was to help American Express attract and retain talent for the services they offered. We developed an Augmented Reality model to show the design impact prior to construction as well as stereo panoramic Virtual Reality and 2D rendered images for the various viewpoints the client requested.

6,000 SF | \$undisclosed | Completed 2015

### **The Greenhouse \***

St. Petersburg, Florida

Principal in Charge and designer for a renovation of an 1800's building. This joint venture between the City of St. Petersburg and the Chamber of Commerce was a light renovation of a meeting space, entry lobby, new offices and training rooms.

3,000 SF | \$40,000 | Completed 2015

### **Duke Energy ECC ⚙**

St. Petersburg, Florida

Project Architect for a new facility to house the offices and emergency operations for Duke Energy's Electrical Communication Center. This included offices, training facility, lobby, kitchens and support spaces for staff 24 hours per day.

40,000 SF | \$Unknown | Completed 2014

### **ASI Headquarters ⚙**

St. Petersburg, Florida

Project Architect for the new headquarters of ASI which included offices, a 3-Story lobby, fitness center, outdoor amenities, multilevel parking garage and master plan for future office buildings.

120,000 SF | \$Unknown | Completed 2014

# Sean Williams, AIA, NCARB, LEED BD+C

Principal | Architect | Interior Designer

## Health Care



### HCA - Palms of Pasadena Hospital ✱

St. Petersburg, Florida

Principal in Charge managing the contracts, time-lines, staff and the overall progress of the design for a innovation to an existing lobby. This project included the addition of a coffee bar, lounge, conference room for 8-12 people, a training room for 20-25 people, the reduction of their medical records storage space, and the replacement of the finishes on the first floor corridors.

20,000 SF | \$1,000,000 | Design Completed 2015

### Veteran's Administration - Lee County ✱

Cape Coral, Florida

Project Architect for a new Veteran's Administration outpatient clinic including patient exam rooms, 4-Story atrium, doctor's offices and nursing support areas, storage for medical tools and equipment, pharmacy and waiting areas.

280,000 SF | \$190,000,000 | LEED Silver | Completed 2012

### Veteran's Administration - South Hillsborough ✱

Bradenton, Florida

Project Designer for a new outpatient facility including imaging, endoscopy suits, day surgery, pharmacy, doctor's offices, nursing and support core, auditory booths, dentals and mental health facilities.

240,000 SF | Unbuilt

### All Children's Hospital Outpatient Clinic ✱

New Port Richey, Florida

Project Architect Technician for a new outpatient facility including offices, waiting room, patient intake, support spaces and patient rooms.

### St. Anthony's Hospital Renovations ✱

St. Petersburg, Florida

Project Architect Technician for existing phased design and construction of the 1930 facility including offices, waiting room, patient intake, support spaces, lobby, and patient rooms.

### St. Joseph's Women's Hospital ✱

St. Petersburg, Florida

Project Architect Technician for new design and construction of the womens facility including offices, waiting room, patient intake, support spaces, lobby, and patient rooms.

# Sean Williams, AIA, NCARB, LEED BD+C

Principal | Architect | Interior Designer

## Residential

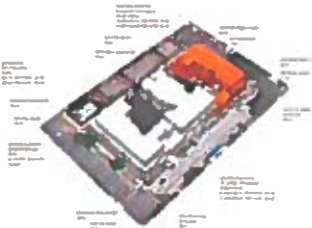


### Redington Shores Residence \*

Redington Shores Beach, Florida

Principal in Charge and Designer of a new three story residential structure which includes a four car garage, master bedroom and bathroom, open plan living room and dining with private formal dining, three bedrooms on the upper floor with a laundry room and bathroom.

6,000 SF | \$890,000 | Completed 2013



### Millcreek - Moderna Apartments

St. Petersburg, Florida

Project Architect and Designer for an eight story multifamily complex located in downtown St. Petersburg. Including studio, one bedroom, two bedroom and three bedroom units, a multilevel parking garage, swimming pool, fitness center and other amenities.

100,000 SF | \$Unknown | Design only 2012

### Lincoln Properties - Murano Apartments

St. Petersburg, Florida

Project Architect and Designer for an eight story multifamily complex located in downtown St. Petersburg. The design included studio, one bedroom, two bedroom and three bedroom units, a multilevel parking garage, swimming pool, fitness center and other amenities

100,000 SF | \$ Unknown | Design only 2012

## Education K-12



### Grace Lutheran Gymnasium Addition and Renovations \*

St. Petersburg, Florida

Principal in Charge and Designer of an addition and renovation to a 1960 iconic church and school. This design includes an iconic roof structure, gymnasium sanctuary renovation, classroom renovations, enclosure of a breezeway and design of an outdoor classroom.

10,000 SF - \$2,500,000 | Completion 2017



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# Sean Williams, AIA, NCARB, LEED BD+C

Principal | Architect | Interior Designer

## Sports + Entertainment

### **University of Central Florida Rowing Facility** ⚙

Orlando, Florida

Project Architect Technician for a campus housing the rowing equipment and competitions for the UCF Women's rowing team.

40,000 SF | \$4,000,000 | Completed 2006



### **University of Central Florida Women's Softball Facility** ⚙

Orlando, Florida

Project Architect Technician for a new softball facility containing locker rooms, retail space, upper and lower bowl structures for seating, press-box and ticketing.

100,000 SF | \$8,000,000 | Completed 2006

### **Seven Oaks Fitness Center Sports + Field** ⚙

Tampa, Florida

Graphic Designer for the Construction Document Phase of this fitness center for both the general public and professional athletes. The athletic facility houses a basketball court, exercise rooms, lockers, showers, reception and other public and support spaces.

29,000 SF | \$5 Million | Completed 2004

## Justice

### **Miami-Dade County Children's Courthouse** ⚙

Miami, Florida

Project Architect Technician for this courthouse which was especially designed as a judicial environment for children. The site was approximately 3.38 acres, with a 14 story building designed to house approximately 378,000 SF with 18 courtrooms, administrative and support space, common areas and mechanical space.

378,000 SF | \$134 Million | LEED Silver | Completed 2012

### **Manatee County Judicial Center** ⚙

Bradenton, Florida

Project Architect Technician for design and construction of new nine story Judicial Center, 19 courtrooms, judges chambers, support spaces and prisoner containment facilities. This project also included program and feasibility studies for historic courthouse, jail and office building renovations for Phase 2.

286,000 SF | \$71,800,000 | Energy Star | Completed 2006

# Sean Williams, AIA, NCARB, LEED BD+C

Principal | Architect | Interior Designer

## Science + Technology



### University of South Florida Interdisciplinary Science

Tampa, Florida

Project Designer for a new interdisciplinary building which included Biology, Chemistry and Physics. This facility also included design for laboratory space, office, two 3,000 person auditoriums, a 92 foot long pendulum, six story atrium, workshop, TEM, Clean rooms, collaboration space, and Nuclear Magnetic Resonance (NMR) laboratory.

280,000 SF | \$190,000,000 | LEED Gold | Completed 2011



### King Abdullah University of Science and Technology (KAUST)

Thuwall, Saudi Arabia

Project Architect Technician for the new interdisciplinary research institute whose design facilitates collaboration between the Fuel Research, Alternative Energy, Material Science, Bioengineering, Applied Mathematics and Computational Science Centers

107,000,000 SF | \$10,000,000,000 | LEED Platinum | Completed 2009



### University of Central Florida Burnett School of Biomedical Science

Lake Nona, Florida

Project Architect Technician for a new six story innovative research building housing labs, faculty offices, specialty labs/support space, a transgenic animal facility and departmental administrative offices. The first building in the development for Lake Nona, this project set the corner stone for future research and medical facilities to be constructed.

198,000 SF | \$72,500,000 | LEED Silver | Completed 2011

### Florida International University Molecular Biology Building

Miami, Florida

Architect Technician for programming of a new facility to house faculty and graduate student offices, laboratories, dedicated support facilities and biology lab classrooms with an emphasis on the molecular genetics, stable isotope technology, molecular biology of fungi, virology, plant molecular biology, DNA finger printing technology and molecular evolution.

45,000 SF | \$14,000,000 | Completed 2006

# Sean Williams, AIA, NCARB, LEED BD+C

Principal | Architect | Interior Designer

## Retail



### **Brow Arts University Mall** ✱

Tampa, Florida

Principal in Charge and Designer of a 2000 sf retail salon space in an existing shopping mall. The design included the demolition of an existing ice cream shop and equipment to construct an open 4 chair boutique salon with drop down ceilings, paint, tiled flooring and coordination of owner requirements with equipment and furnishings

2,000 SF | \$30,000 | Completed 2012

## Restaurant

### **The Mill Restaurant** ✱

St. Petersburg, Florida

Principal in Charge managing the contracts, time-lines, staff and the overall progress of the design for a high end restaurant concept, farm to table and bar. This restaurant exist on the first floor of a class A tower in downtown St. Petersburg. It will seat 150 people when it is completed and will include indoor and outdoor dining.

3,000 SF | \$500,000 | Completed October 2015

## Aviation + Transportation



### **Doha International Airport** ✪

Doha, Qatar

Project Architect Technician for the 26-gate passenger terminal complex with extensive shopping facilities, a mosque two 5-Star hotels, an elevated lap pool, and an 800-Car parking structure, new Airport Air-side and Terminal.

6,200,000 SF | \$5,000,000,000 | Completed 2012

### **Channelside Parking Garage Tampa Port Authority** ✪

Tampa, Florida

Project Architect Technician for Design Build of 2,500 space parking structure.

24,373 SF | \$2.7 Million | Designed 2004



# Sean Williams, AIA, NCARB, LEED BD+C

Principal | Architect | Interior Designer

## Cultural

### Salvador Dali Museum\*

St. Petersburg, Florida

Project Designer for the exhibit Dali and Disney "Architects of the Imagination". We aided in the planning, documenting and development of 3D images for all of the exhibit elements in the 10,000 sf Temporary Gallery. This exhibit consisted of hundreds of drawings from Disney and coordinated paintings of Salvador Dali.

10,000 SF | \$20,000 | completed 2016

### Madeira Beach Recreational Facility

St. Petersburg, Florida

Project Architect for a new recreation facility including multipurpose room, game room, classroom, large water front deck and back deck for concerts.

8,000 SF | \$1,000,000 | completed 2015

### St. Petersburg Pier

St. Petersburg, Florida

Project Architect for the design and development of a new pier for the city of St. Petersburg. Responsible for communication between the City staff, Michael Maltzan Design and Wannemacher Jensen Architects. This design included retail, support facilities, observation deck and bridge over the bay as well as upland support and restaurant spaces.

140,000 SF | \$24,000,000 | not constructed

### Salvador Dali Museum

St. Petersburg, Florida

Project Designer for new museum which was designed to exhibit and protect the priceless collection of Salvador Dali. The three story building fronts the St. Petersburg waterfront and anchors the downtown district. It includes the permanent collection, temporary exhibit space, curatorial and administration offices, museum shop art vaults, library and back of the house facilities

68,000 SF | \$32,000,000 | completed 2011



# Sean Williams, AIA, NCARB, LEED BD+C

Principal | Architect | Interior Designer

## Cultural

### **Tibbals Circus Museum** ✚

Sarasota, Florida

Located on the Ringling family campus this project consisted of a new two story museum to house the collections and miniatures of Howard Tibbals. The main attraction showcased a circus scene that was designed to be viewed at eye level and from an observation level on the second floor. My role consisted of the lighting design through 3d Max and the supported development of construction documents

30,600 SF | \$8,800,000 | completed 2004

### **Salvador Dali Museum addition** ✚

St. Petersburg, Florida

Project Architect Technician for the addition of a gallery, museum shop, and vaults for the existing Salvador Dali Museum. The design included a two story space with a curved escalator and bank vault doors.

10,000 SF | \$ undisclosed | designed 2004

## **References upon request**

Sean Williams, AIA, NCARB, LEED BD+C

sean.williams@ot9design.com

cell: 727-421-0963

## 6.12 Previous Work

A list of any previous or current City-projects that the Proposer or any member of the Proposer's team was involved with, whether directly or indirectly;

Skyway Marina District Visioning  
Greenhouse interior renovation



# 6.13

A complete description of the development team including names, addresses, individual resumes' of those individuals to be assigned to the project; the responsibilities of each team member or firm; and the experience of all those involved;

Dan Harvey - Visionary + Community Advocate  
Sean Williams - Architect

## 6.14 Extraordinary terms

Any extraordinary terms or conditions related to the purchase or lease;

The team was unable to coordinate with a developer to provide the necessary documentation for this proposal but chose to share the potential view for the project site. We are open to collaboration with any developer interested in moving this vision forward.

## 6.15 Public Parking

Inclusion of public parking spaces provided at market rate in the Proposed Development. Developer shall indicate the hours and days public parking spaces would be available, if not twenty-four (24) hours a day, seven (7) days a week, year round. Approximately three-hundred (300) public spaces required, with proposals providing the most spaces available for the greatest amount of time given the most favorable consideration. This allocation of public spaces is in addition to required parking for the development;



## 6.16 Mixed Market + Workforce Housing

If housing is included, the City prefers a mix of market-rate, workforce (81% to 120% of Pinellas County median family income, adjusted by household size "MFI") and affordable housing units (80% or less of Pinellas County MFI). Provide the type and number of units at each income level being proposed;

## 6.17 Grow Smarter Strategy

Inclusion of office and/or entrepreneurial space that aligns with the Grow Smarter Strategy, preference is not less than 50,000 square feet. In addition, the City encourages that a portion of this space be affordable to those businesses in the targeted sectors of that strategy;

# 6.18 Edge Plan

Incorporation of the EDGE Plan;

# 6.19 Baum Avenue

Building and site design connectivity with Baum Avenue which is proposed to be improved as a "festival" street per the EDGE Plan;



## 6.20 Urban Streetscape

High quality urban streetscape along all public ROW frontages consistent with the EDGE Plan;

# 6.21 Complete Streets

An emphasis on implementing complete streets standards and enhancing mobility options to and from the site;

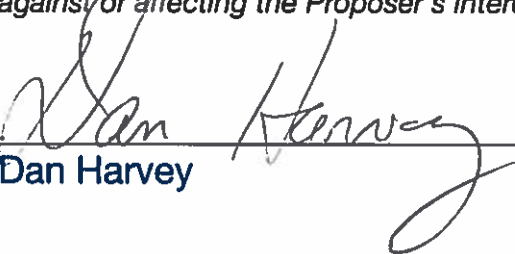
## 6.22 Quality Civic Space

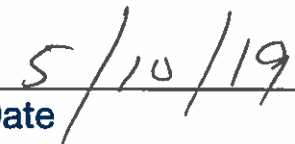
Incorporation of outdoor quality civic space consistent with the EDGE Plan concept;

## 6.23 Statement of Affirmation

Affirmative statement of the following:

*"Proposer is not party to or affected by any litigation, administrative action, investigation or other governmental or quasi-governmental proceeding which would or could have an adverse effect upon the Property or upon the ability of Proposer to fulfill its obligations under any agreement relating to this RFP, and there are no lawsuits, administrative actions, governmental investigations or similar proceedings pending or, to Proposer's actual knowledge, threatened against or affecting the Proposer's interest herein."*

  
\_\_\_\_\_  
Dan Harvey

  
\_\_\_\_\_  
Date



## 6.24 Replatting Requirement

Proposer shall have the Property replatted, if necessary, at its sole cost and expense;

## 6.25 SBE participation

Utilization of businesses participating in the City's Small Business Enterprise Program ("SBE"), with preference for St. Petersburg based SBE companies, during the design and construction phases of the Proposed Development with an SBE participation rate of thirty percent (30%). For more information, visit:

[http://www.stpete.org/assistance/small\\_business\\_enterprise\\_program.php](http://www.stpete.org/assistance/small_business_enterprise_program.php)

## 6.26 Workforce Development Team

Working with the City's Workforce Development Team on hiring individuals for construction of the Proposed Development as well as permanent jobs related to the completed project;

## 6.27 Executive Order EO-2017-01

Incorporating the City's executive order (EO-2017-01 Sustainable St. Petersburg) which aims to achieve the goal of a more sustainable and resilient community through numerous initiatives, programs and policies including active design guidelines, LEED rating system, ENVISION framework, WELL Communities standards and bike friendly business attributes;



## 6.28 Executive Order EO-2018-04

Pursuant to Executive Order EO-2018-04, it is the policy of the City to apply the consideration of health, health impacts, and the social determinants of health to the City's decision-making. Proposers are encouraged to propose development that promotes health to the greatest extent practicable in their response, and are encouraged to provide workplaces that promote the health and well-being of their employees;

# 6.29 Primary Contact

A primary contact name and numbers including phone, fax, and email;

Dan Harvey - [danharveyjr@gmail.com](mailto:danharveyjr@gmail.com)

# 6.30 Payment

A signed Proposal Form, attached as Exhibit "B" to this RFP, accompanied by a NON-REFUNDABLE payment of two hundred fifty (\$250) dollars. Payment should be made in the form of a check, payable to the City of St. Petersburg.