

1. Program Requirements:

- A. Provide a detailed description of the public infrastructure improvements.

The Miami-Dade Aviation Department (MDAD) has identified the need for a new multi-level, multi-tenant parking garage to support the growth of Aviation Maintenance Repair and Overhaul (MRO) companies on the north side of Miami International Airport (MIA). A new 800-space, four-level common-use, multi-tenant parking garage will satisfy the need identified by MDAD and allow for the expansion of new MRO developments at MIA by AAR Aircraft Services-Miami (AAR), IBC Airways, FEAM, iAero Group, and tenants in office Building 845.

- B. Provide location of public infrastructure, including physical address and county of project.

The proposed parking garage will be located on the north side of Miami International Airport, south of NW 36th Street at 5300 NW 36 Street Miami, FL 33166

- C. Is this infrastructure currently owned by the public? Yes No

If no, is there a current option to purchase or right of way provided to the County?

- D. Provide current property owner.

Miami-Dade Aviation Department (MDAD)

- E. Is this infrastructure for public use or does it predominately benefit the public?

Yes No

The new 800-space, four-level common-use, multi-tenant parking garage is planned to serve the needs of new MRO growth developments at MIA.

The Parking Garage will accommodate expected employee parking demand and growth for AAR and IBC employees. AAR, is developing a new 64,800 square feet 3-bay narrow-body aviation maintenance hangar and a three-story, 21,744 square feet warehouse and repair shop facility to augment and expand their current MRO operation at MIA. Construction of the new AAR maintenance hangar would necessitate the displacement of 166 surface lot parking spaces, plus an additional 250 spaces for new employees

IBC is developing a new 33,351 square feet 2-bay narrow body aviation maintenance hangar to augment and expand their current MRO operation at MIA with a requirement of 50 spaces.

In addition to the expected growth needs of AAR and IBC, the parking garage will provide parking spaces for existing adjoining MRO tenant FEAM and iAero Group (Building 860, 861 and 863) parking affected or displaced by the new AAR development, as well to address identified (Building Code required) employee parking space shortage for the adjoining MIA

office Building 845.

Consolidation of multiple surface parking lots into a single multi-level parking garage will reduce the property area dedicated to parking and allow room to construct revenue generating MRO facilities.

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- F. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation, or business entity?

Yes No

The Parking Garage will accommodate expected employee parking demand and growth for AAR and IBC employees. In addition, the parking garage will provide parking spaces for existing adjoining MRO tenant FEAM and iAero Group (Building 860, 861 and 863) parking affected or displaced by the new AAR development, as well to address identified (Building Code required) employee parking space shortage for the adjoining MIA office Building 845.

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- G. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

This proposed infrastructure directly supports the Economic Enhancement of a Targeted Industry. Aviation and Aerospace is an established targeted industry by the State of Florida and Miami-Dade County. The Aviation Industry employs over 26,000 across approximately 500 companies in Miami-Dade County. Overall, almost 25% of all jobs in Miami-Dade County are related to the activity generated by MIA. This parking/garage project will provide parking need for more than 800+ workers in the aviation industry working at MIA. The real estate footprint dedicated to inefficient surface level parking will be reduced by consolidating to a single parking garage. The release of real estate usage for parking would allow for an MRO operations expansion that is expected to create more than 250 jobs between IBC Airways, IAeroGroup, & AAR Aircraft Services-Miami.

The new parking garage will benefit the community in multiple ways. The garage will be located by 36 Street adjacent to the AAR building and other businesses. The centralized location will consolidate multiple surface lots to a single location. Currently, IBC and AAR employees are parking on the north side of NW 36 Street or in the surface lot to the west of AAR's MRO hangar. With the new parking garage, points of entry to 36th street to/from parking lots will be reduced, foot traffic across 36th street will be reduced, personnel parking in the garage will be better protected from Miami's weather, and their vehicles will be better protected from vandalism or the elements.

Another benefit is the new parking garage, and the new MRO hangar it will allow to be constructed, is the alleviation of burden for runoff water from this area to the city storm drainage system. Currently, all the storm water from the existing surface lots are directed to the landside city storm drain system which backs up and floods the area during significant rainfall events. The new MRO hangar and new parking garage that will replace the surface parking lots will be designed to shed rainwater to the air-side portion of Miami International Airport. The air side storm drainage system has ample capacity to channel the hardscape runoff from the new structures.

Based on all the benefits this parking garage will bring, it is expected that the estimated 250+

projected new jobs will be within the following categories:
33641 (Aerospace Prod & Parts Manufacturing)
336411 (Aircraft Manufacturing)
488190 (Air Transportation)
336412 (Aircraft Engines)
336413 (Aircraft Parts & Equipment Manufacturing)

2. Additional Information:

- A.** Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

The current project schedule is:

Project Document Collection and Submission	2 weeks (Dec 15 - Dec 30)
MDAD Project Review and Approval	4.5 months (Jan 1 - May 15)
Design / Permit / Construction	18 months (June 2022 - Dec 2023)
Close Out	2 months (Jan 2024 - Feb 2024)

- B.** What permits are necessary for the public infrastructure project?

The following permits will be necessary to construct the parking garage facility.

- 1) Miami-Dade County Building Permit
 - 2) South Florida Water Management District (SFWMD) Permit
 - 3) Federal Aviation Administration FAA 7460-1 Notice of Proposed Construction Alteration
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- C.** Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

The construction contractor will secure the permits listed above after the parking garage design is completed.

- D.** What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

The development is located on the north side of the Miami International Airport. The Miami-Dade County Zoning district for Miami International Airport is GU – Interim District, which allows for the construction of multi-level parking garages.

E. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.

Yes No

F. Is the project ready to commence upon grant fund approval and contract execution? If no, please explain.

Yes No

G. Does this project have a local match amount?

Yes No

If yes, please describe the entity providing the match and the amount.

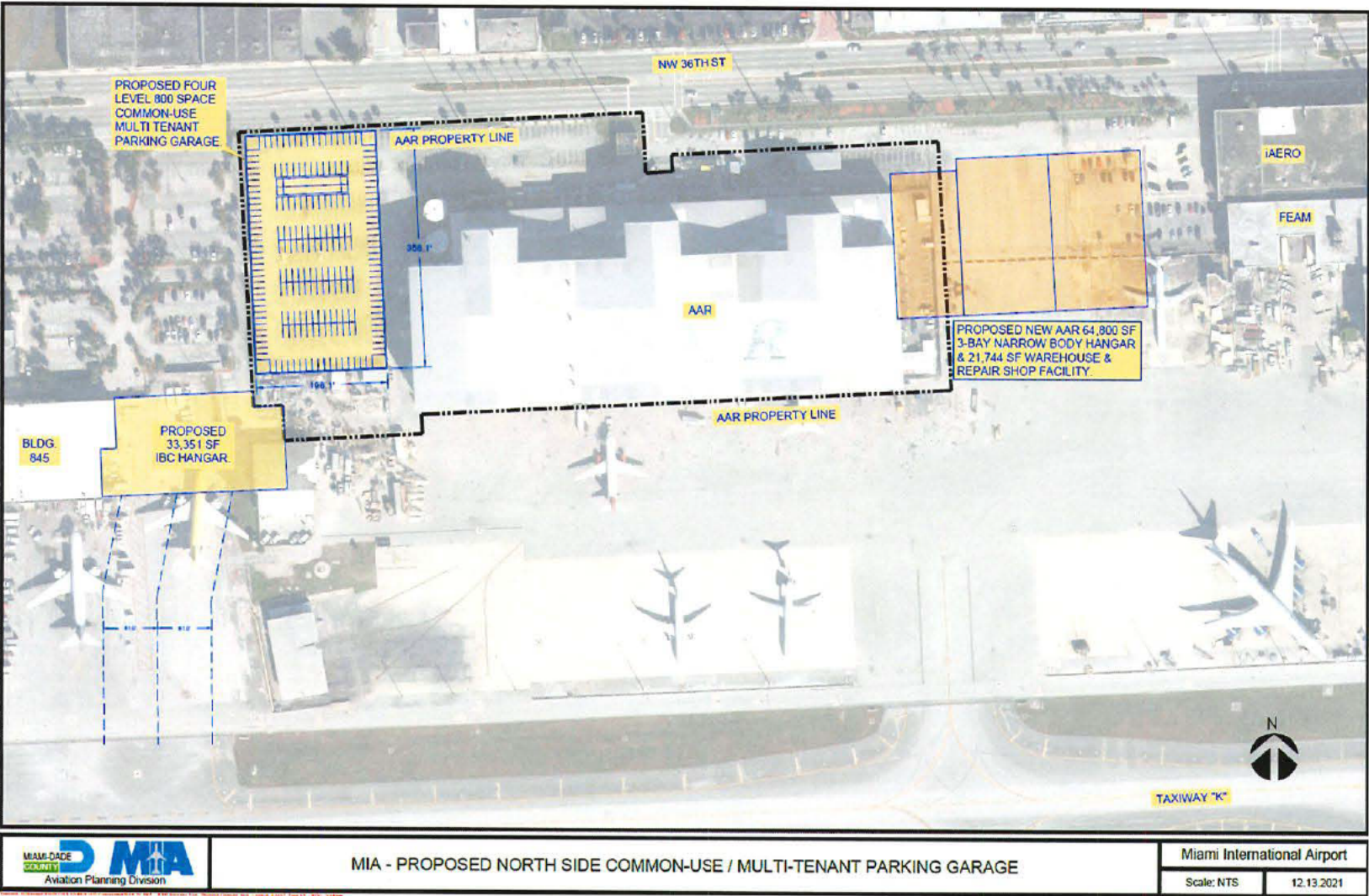
AAR and MDAD are willing to invest funds for the project.

MDAD \$7,196,710

AAR \$8,837,290

Further details are included in Program Budget section below.

H. Provide any additional information or attachments to be considered for this proposal. Maps and other supporting documents are encouraged.



3. Program Budget

(If additional space is needed, attach a word document with your entire answer.)

Estimated Costs and Sources of Funding: Include all applicable public infrastructure costs and other funding sources available to support the proposal.

1.) **Total Amount Requested** \$ 5,000,000
Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding

Sources: City/County	<u>\$ 7,196,710</u>
Private Sources	<u>\$ 8,837,290</u>
Other (grants, etc.)	<u>\$ 0</u>
Total Other Funding	<u>\$ 16,034,000</u>

B. Public Infrastructure Project Costs:

Construction	<u>\$</u>	
20,129,512		
Reconstruction	<u>\$ 0</u>	Design & Engineering \$
940,488		
Land Acquisition	<u>\$ 0</u>	Land Improvement <u>\$ 0</u>
Other	<u>\$ 0</u>	
Total Project Costs	<u>\$ 21,070,000</u>	

C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.

Category	Parking Structure Levels 1 & 2	Parking Structure Levels 3 & 4	Total Program Costs
Hard Construction Costs	\$ 7,533,866	\$ 10,403,910	\$ 17,937,776
Sitework/Infrastructure New Parking Structure	\$ 672,000	\$ 928,000	\$ 1,600,000
New Construction Parking Deck (800 Spaces)	\$ 6,861,866	\$ 9,475,910	\$ 16,337,776
Consultant Costs	\$ 417,540	\$ 522,948	\$ 940,488
Estimated Construction Management (4% Cost of Work)	\$ 308,048	\$ 369,659	\$ 677,707
Surveying	\$ 11,250	\$ 15,750	\$ 27,000
Geotechnical Investigation & Prelim Environmental Assessment	\$ 23,100	\$ 32,340	\$ 55,440
Potential Soil Remediation	\$ 37,500	\$ 52,500	\$ 90,000
Commissioning	\$ 15,892	\$ 22,249	\$ 38,141
Construction Materials Testing (Special Inspections)	\$ 21,750	\$ 30,450	\$ 52,200
Soft Costs	\$ 243,836	\$ 333,500	\$ 577,336
IT Allowance (1.5% Cost of Work)	\$ 113,008	\$ 156,058	\$ 269,066
Security Allowance (1.5% Cost of Work)	\$ 113,008	\$ 156,058	\$ 269,066
Builders Risk Insurance	\$ 17,820	\$ 21,384	\$ 39,204
Misc. Fees and Expenses	\$ 301,355	\$ 416,156	\$ 717,511
Permit Fees (2.5% Cost of Work)	\$ 188,347	\$ 260,098	\$ 448,445
Art in Public Places (1.5% Cost of Work)	\$ 113,008	\$ 156,058	\$ 269,066
Project Contingency	\$ 376,693	\$ 520,196	\$ 896,889
Owner Project Contingency (5% Cost of Work)	\$ 376,693	\$ 520,196	\$ 896,889
TOTAL DEVELOPMENT COSTS	\$ 8,873,290	\$ 12,196,710	\$ 21,070,000

4. Approvals and Authority

(If additional space is needed, attach a word document with your entire answer.)

B. If approval of a board, commission, council, or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

i. Provide the schedule of upcoming meetings for the group for a period of at least six months.

January 19, 2022
February 15, 2022
March 15, 2022
April 19, 2022
May 17, 2022
June 14, 2022
July 19, 2022
August 2, 2022
September 1, 2022
October 6, 2022
October 18, 2022
November 1, 2022
November 15, 2022
December 6, 2022

C. Attach evidence that the undersigned has all the necessary authority to execute this proposal on behalf of the governmental entity.

Authority is delegated by the Mayor of Miami-Dade County Consistent with Section 2-285.2 of the Code of Miami-Dade County, and under Ordinance No. 19-122, as approved and amended in the future by the Board of County Commissioners. See copy of July 29, 2021, memorandum by Mayor Daniella Levine Cava, attached.



2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Proposal Instructions: Please read this document carefully and provide the information requested below. Some questions may request that a separate narrative be completed. If additional space is needed, attach a word document with your entire answer.

Governmental Entity Information

Name of Governmental Entity: Miami-Dade Aviation Department (MDAD)

Government Federal Employer Identification Number: ██████████

Primary Contact Name: Mr. Ralph Cutie

Title: Aviation Director and CEO

Mailing Address: P.O. Box 025504, Miami, FL 33102-5504

Phone Number: (305) 876-0266

Email: rcutie@flymia.com

Secondary Contact Name: Mr. Jose A. Ramos

Title: Division Director Aviation Planning, Land Use and Grants

Phone Number: (305) 876-8080

Public Infrastructure Grant Eligibility

Pursuant to section 288.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible entities that wish to access this grant fund must submit public infrastructure proposals that:

- Promote economic recovery in specific regions of the state, economic diversification or economic enhancement in a targeted industry. ([View Florida's Targeted Industries here.](#))
- Are not for the exclusive benefit of any single company, corporation or business entity.
- Are for infrastructure that is owned by the public and is for public use or predominately benefits the Public.

1. Program Requirements:

(If additional space is needed, attach a word document with your entire answer.)

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

A. Provide a detailed description of the public infrastructure improvements.

See attached Public Infrastructure Grant Proposal Supplement, Page 1.

B. Provide location of public infrastructure, including physical address and county of project.

The proposed parking garage will be located on the north side of Miami International Airport, south of NW 36th Street at 5300 NW 36 Street Miami, FL 33166.

C. Is this infrastructure currently owned by the public? Yes No

If no, is there a current option to purchase or right of way provided to the County?

D. Provide current property owner.

Miami-Dade Aviation Department.

E. Is this infrastructure for public use or does it predominately benefit the public? Yes No

See attached Public Infrastructure Grant Proposal Supplement, Page 1.

F. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation, or business entity?

Yes No

See attached Public Infrastructure Grant Proposal Supplement.

G. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry ([View Florida's Targeted Industries here.](#))
 - Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new net jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment.
 - Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

See attached Public Infrastructure Grant Proposal Supplement, Page 2.

2. Additional Information:

(If additional space is needed, attach a word document with your entire answer.)

A. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

See attached Public Infrastructure Grant Proposal Supplement, Page 3.

B. What permits are necessary for the public infrastructure project?

See attached Public Infrastructure Grant Proposal Supplement, Page 3.

- C. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

See attached Public Infrastructure Grant Proposal Supplement, Page 3.

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- D. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

See attached Public Infrastructure Grant Proposal Supplement, Page 3.

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- E. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.

Yes No

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- F. Is the project ready to commence upon grant fund approval and contract execution? If no, please explain.

Yes No

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- G. Does this project have a local match amount? Yes No

If yes, please describe the entity providing the match and the amount.

See attached Public Infrastructure Grant Proposal Supplement, Page 4.

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- H. Provide any additional information or attachments to be considered for this proposal. Maps and other supporting documents are encouraged.

See attached Public Infrastructure Grant Proposal Supplement, Page 4.

3. Program Budget

(If additional space is needed, attach a word document with your entire answer.)

Estimated Costs and Sources of Funding: Include all applicable public infrastructure costs and other funding sources available to support the proposal.

1.) Total Amount Requested \$ 5,000,000.00
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 7,196,710.00

Private Sources \$ 8,837,290.00

Other (grants, etc.) \$ 0.00

Please Specify: _____

Total Other Funding \$ 16,034,000.00

B. Public Infrastructure Project Costs:

Construction \$ 20,129,512.00

Reconstruction \$ 0.00

Design & Engineering \$ 940,488.00

Land Acquisition \$ 0.00

Land Improvement \$ 0.00

Other \$ 0.00

Please Specify: _____

Total Project Costs \$ 21,070,000.00

Note: The total amount requested must be calculated by subtracting the total other public infrastructure project funding sources in A. from the total public infrastructure project costs in B.

- C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.

See attached Public Infrastructure Grant Proposal Supplement.

4. Approvals and Authority

(If additional space is needed, attach a word document with your entire answer.)

- A. If the governmental entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Economic Opportunity (e.g., approval of a board, commission or council)?

Approval of Miami-Dade Board of County Commissioners

If board authorization is not required, who is authorized to sign?

N/A

- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.
- ii. State whether entity is willing and able to hold special meetings, and if so, upon how many days' notice.

See attached Public Infrastructure Grant Proposal Supplement, Page 8.

- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

See attached Public Infrastructure Grant Proposal Supplement, Page 8.

I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described entity and to the best of my knowledge, that all data and information submitted in proposal is truthful and accurate and no material fact has been omitted.

Name of Governmental Entity: Miami-Dade Aviation Department

Name and Title of Authorized Representative: Mr. Ralph Cutie, Aviation Director and CEO

Representative Signature: 

Signature Date: 1/4/22