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**CHABAD OCEAN SYNAGOGUE, INC.
7 SEACREST PARKWAY
HOLLYWOOD, FLORIDA 33019**

August 8, 2019

City of Hallandale Beach
Office of the City Clerk – Suite 204
400 South Federal Highway
Hallandale Beach, Florida 33009

Re: RFP # FY 2018-201-010
BEST USE
NORTH CITY BEACH PARK CENTER (RFP page 3)

Dear Commissioners, City Manager and Evaluation Committee Members,

Chabad Ocean Synagogue, Inc¹, has expressed its interest in this property for many months and transmits its proposal for the best use of North Beach City Center and as required provides the following responsive information:

Proposers' understanding of the RFP. The Proposer understands that among other reasons, the City of Hallandale Beach is open to any revenue generating proposal which can include franchise, retail, conference space, meeting space, public use and/or redevelopment ideas for the North City Beach Park Center. The City seeks a use which compliments the City's strategic and/or financial goals that is most advantageous to the City. [RFP page 3).

Which take into consideration the City's strategic plan starting at page 84 at the following link:

<https://hallandalebeachfl.gov/DocumentCenter/View/18191/Adopted-Annual-Budget-Report-FY18-19>

¹ Proposer is legally unrelated to the Chabad of South Broward located 1295 Hallandale Beach Boulevard, Hallandale Beach, FL.

Proposer understands that its proposal will be evaluated pursuant to the criteria set forth in the RFP, specifically on page 6.

Proposers' commitment to perform the Proposed Use. Proposer is already performing most of the uses it proposes to the benefit of existing citizens of Hallandale Beach, specifically from or residing at the following identified properties located in Hallandale Beach:

1. 1800 South Ocean Drive
2. 1830 South Ocean Drive
3. 1850 South Ocean Drive
4. 1880 South Ocean Drive
5. 1890 South Ocean Drive
6. 1904 South Ocean Drive
7. 1865 South Ocean Drive
8. 1833 South Ocean Drive
9. 1849 South Ocean Drive
10. 1801 South Ocean Drive
11. 1817 South Ocean Drive
12. 1825 South Ocean Drive
13. 1965 South Ocean Drive
14. 1985 South Ocean Drive
15. 1950 South Ocean Drive
16. 1980 South Ocean Drive
17. 1945 South Ocean Drive
18. 2030 South Ocean Drive
19. 2080 South Ocean Drive
20. 3140 South Ocean Drive
21. 3180 South Ocean Drive
22. 1936 South Ocean Drive
23. 1913 South Ocean Drive
24. 2017 South Ocean Drive

Proposers' internal numbers indicate that it has or currently provided the proposed services to over 3,500 of these residents, over the past 5-years from temporary locations approximately 700 feet away. Most of these people are Hallandale Beach citizens who would be better served by having a permanent location in Hallandale Beach which does not require them to traverse South Ocean Drive or East Hallandale Beach Boulevard to access Proposer's currently available facilities.

WHY THE PROPOSER BELIEVES IT IS THE BEST QUALIFIED TO PERFORM THE USE.

Proposer already has developed a base among the large population of nearby Hallandale Beach citizens that would be better served and able to take advantage of services Proposers is offering to provide. Many have commented that having a new, larger permanent facility in close proximity to their homes would allow us to better serve the community and enrich the lives of locals and the large retiree population.

Proposers is the only entity in the area that can perform the Proposed uses, has experience in doing so and an established connection to the nearby high density Hallandale Beach community.

THE NAMES OF THE PERSONS WHO WILL BE AUTHORIZED TO MAKE REPRESENTATIONS FOR THE PROPOSER, THEIR TITLES, ADDRESSES, TELEPHONE NUMBERS AND EMAIL ADDRESSES ARE:

Rabbi Menashe Kudan (Leibel Kudan), Vice President of Chabad Ocean Synagogue, Inc. 1912 S. Ocean Drive, Apartment 3B, Hallandale Beach, FL 33009 leibel@chabadoceandrive.com Telephone 954-801-3367 [Note from approximately 4:00pm on Fridays until Sunday mornings at 9:00am, no communications are seen, or responded to.]

Myron Siegel, Attorney for the Proposer. 1055 S. Federal Highway, Hollywood, FL 33020. myron.siegel@siegelaw.com 954-703-1619

THE PROJECT MANAGER WHO WILL BE THE DIRECT POINT OF CONTACT DURING THE TERM OF THE AGREEMENT.

The Project Manager will be Rabbi Menashe Kudan (Leibel Kudan)

However, for more specific areas within the Project Management, the following parties may be involved:

Financial:	Rabbi Menashe Kudan (Leibel Kudan), Hallandale Beach resident
Legal/Title:	Myron E. Siegel, Esquire Florida Bar License 94113
Strategic	Rabbi Menashe Kudan (Leibel Kudan)
Engineering:	Dr. Boris Dragunsky, a Hallandale Beach resident Florida Professional Engineer License 76569
Community Liaison:	Lydia Kamerlink, Esquire, a Hallandale Beach resident

We respectfully request that the Selection Committee approve our Proposed Use and that the Commissioners vote to accept our Proposed Use and offer.

Sincerely,

CHABAD OCEAN SYNAGOGUE, INC.



By: Rabbi Menashe Kudan, Vice President

Email: leibelkudan@chabadoceandrive.com

Telephone: 954-801-3367

EXECUTIVE SUMMARY

Proposed Use: We proposed to use the property as a focal point to serve not just the heavily Jewish community, but also the community at large with non-sectarian programming and as a venue for cultural activities, art exhibits, celebratory events, meetings, social gatherings and a small library.

North Beach City Park Center: The Center is approximately 6,020 square feet which includes a two story building and roof terrace. The property was formerly used as a sales office and has been vacant for several years, not generating any revenues for the City and in need of significant deferred maintenance and without parking, the Center's benefit to the community is limited.

Community Benefit: The Proposer is already providing a benefit to the community and with the acquisition of this property will be able to extend and expand this community benefit to many more Hallandale Beach citizens through access to free adult educational opportunities, cultural activities, establishment of a venue for celebrations, meetings and social gatherings. All of which are desired and desperately needed by the local community.

Opportunity: There is an opportunity not only for the City to turn an asset into needed cash but also to provide a solid experience and invaluable community service to the immediate area that does not require parking.

Competitive Advantage: Proposer's existing temporary facility is located about 700 feet from the Center where over the past 5 years, Proposer has been servicing the diverse community for which Hallandale Beach is recognized through a variety of outreach programs which has resulted in a very strong and committed following of Hallandale Beach citizens living in the nearby buildings. The Proposer's current programming caters to the diverse community of many cultural backgrounds and celebrates the diversity Hallandale Beach is recognized for, and looks forward to continuing its mission. As a result of the demand, this past year, Proposer

increased its library to include Russian and Spanish language books, which has been warmly received by the community.

As an additional competitive advantage, Proposer owns two nearby lots that can be converted into parking for approximately 30 cars, which would provide more than a 5 spaces per thousand of parking for Proposer's intended use.

Executive Team:

Rabbi Leibel Kudan
Rabbi David Kudan
Myron Siegel
Boris Dragunsky
Lydia Kamerlink

Financial/Funding: Proposer has sufficient unencumbered liquid assets and well as unencumbered hard assets which can be quickly converted to cash via sale to interested developers, or by mortgaging them, as well as solid written pledges which are more than sufficient to construct or acquire and remodel a facility such as the Center.

Commitment: Proposer has already demonstrated a multi-year continuous commitment to the Citizens of Hallandale Beach, and with this facility is committed to expanding its commitment and offerings to the community to enhance the experience of Hallandale Beach residents and make living in Hallandale a more desirable location to settle. We believe that this value added community amenity, will only enhance the value of nearby properties, which will translate into additional tax revenues from local real estate tax assessments.


Superior and Unique: Proposer's proposed use is superior to any other proposed use as it provides not only a financial component but a community components that is unique. It has established itself as leader in improving the Hallandale Beach experience for the benefit of not only those thousands of Hallandale Beach citizens living nearby, but also for all of Hallandale Beach, in ways that are not easily translated into dollars.

REQUIRED FORMS

The following required forms have been completed, and are submitted:

- a. Proposal Submitted by Form
- b. Variance Form
- c. Legal Proceedings Form
- d. Public Entity Form
- e. Domestic Partnership Certification Form
- f. Conflict of Interest Notification Requirement Questionnaire
- g. Drug-Free Workplace Form
- h. Anti-Kickback Affidavit
- i. Confidentiality Form
- j. Request to Withdraw Proposal Form
- k. Reference Check Form(s) – Three (3) completed and signed by reference
- l. Addenda:
 - a. Addenda 1
 - b. Addenda 2
 - c. Addenda 3
 - d. Addenda 4

THIS PROPOSAL SUBMITTED BY:

COMPANY:	CHABAD OCEAN SYNAGOGUE, INC.
ADDRESS:	7 Seacrest Parkway
CITY & STATE:	Hollywood, FL
ZIP CODE:	33019
TELEPHONE:	954-801-3367
DATE OF RFP:	July 1, 2019
FACSIMILE NUMBER:	844-300-0418
E-MAIL ADDRESS:	Leibelkudan@gmail.com
FEDERAL ID NUMBER:	65-0805511
NAME & TITLE PRINTED:	MENASHE L. KUDAN, Vice President
SIGNED BY:	

WE (I) the above signed hereby agree to furnish the item(s), service(s) and have read all attachments including specifications, terms and conditions and fully understand what is required.

The Request for Proposals, Specifications, Proposal Forms, and/or any other pertinent document form a part of this proposal and by reference made a part hereof. Signature indicates acceptance of all terms and conditions of the RFP.

VARIANCE FORM

The Proposer must provide and state any and all variances to this RFP, specifications, the Terms and Conditions on this variance form (provide additional pages if necessary).

After award of Contract through City Commission, via Resolution, the awarded Firm's Variance Form will be reviewed by appropriate City Staff, the City Attorney and the Risk Manager. If the Variances presented by Firm are acceptable to the City. A City Agreement will be routed to the awarded Firm for execution by the authorized officer per Sunbiz. The fully executed Agreement will be required to be returned to the City of Hallandale Beach Procurement Department, Tom Camaj, via email tcamaj@cohb.org within five (5) business days from receipt of the email from the Procurement Department. Failure to provide a duly executed Agreement to the City within five (5) business days from receipt may result in loss of award. Variances requested to either the RFP and the Terms and Conditions may result in the City rescinding award of Contract.

If Firm has no Variances, please state "None" below. This form must be provided back in Firm's response.

To the extent that Proposer's use of the property as a house of worship, art gallery,
community center or other proposed use requires a variance, including any
parking variance request is made for such variances.

LEGAL PROCEEDINGS FORM

Proposing Firm **must** provide items a - e with response. Provide all applicable documents per category checked as an attachment. Firm must ensure response is addressing by title for each item a-e below. If an item(s) is not applicable, Firm must check off as applicable stating "N/A" and authorized officer per Sunbiz to provide signature.

- a. Arbitrations: List all arbitration demands filed by or against your Firm in the last five (5) years, and identify the nature of the claim, the amount in dispute, the parties and the ultimate resolution of the proceeding.

☐ Check here and provide documentation ☒ Check here if Not Applicable (N/A)

- b. Lawsuits: List all lawsuits filed by or against, your Firm in the last five (5) years, and identify the nature of the claim, the amount in dispute, the parties, and the ultimate resolution of the lawsuit.

☐ Check here and provide documentation ☒ Check here if Not Applicable (N/A)

- c. Other Proceedings: Identify any lawsuits, administrative proceedings, or hearings initiated by the National Labor Relations Board, Occupational Safety and Health or similar state agencies in the past five (5) years concerning any labor practices or project safety practices by your Firm. Identify the nature of any proceeding and its ultimate resolution.

☐ Check here and provide documentation ☒ Check here if Not Applicable (N/A)

- d. Bankruptcies: Has your Firm or its parents or any subsidiaries ever had a Bankruptcy Petition filed in its name, voluntarily or involuntarily? (If yes, specify date, circumstances, and resolution).

☐ Check here and provide documentation ☒ Check here if Not Applicable (N/A)

- e. Settlements: Identify all settlements for your Firm in detail in the last five (5) years.

☐ Check here and provide documentation ☒ Check here if Not Applicable (N/A)

I, MENASHE L. KUDAN, Vice President
Name of Authorized Officer per Sunbiz Title

of CHABAD OCEAN SYNAGOGUE, INC.
Name of Firm as it appears on Sunbiz

I hereby attest that I have the authority to sign this notarized certification and certify that the above referenced information is true, complete and correct.


Signature of Authorized Officer per SunBiz

MENASHE L. KUDAN
Print Name of Authorized Officer per SunBiz

PUBLIC ENTITY CRIME FORM

**SWORN STATEMENT PURSUANT TO SECTION 287.133(2) (a),
FLORIDA STATUTES,
PUBLIC ENTITY CRIME INFORMATION**

“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 bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies 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 following the date of being placed on the convicted vendor list.”

By: MENASHE L. KUDAN 

Title: Vice President

Signed and Sealed 7th day of August, 2019

Domestic Partnership Certification Form

This form must be completed and submitted with Firm's submittal.

Equal Benefits Requirements As part of the competitive solicitation and procurement process a Contractor seeking a Contract shall certify that upon award of a Contract it will provide benefits to Domestic Partners of its employees on the same basis as it provides benefits to employees' spouses. Failure to provide such certification shall result in a Contractor being deemed non-responsive.

Domestic Partner Benefits Requirement means a requirement for City Contractors to provide equal benefits for domestic partners. Contractors with five (5) or more employees contracting with City, in an amount valued over \$50,000, provide benefits to employees' spouses and the children of spouses.

The Firm providing a response, by virtue of the signature below, certifies that it is aware of the requirements of City of Hallandale Beach Ordinance 2013-03 Domestic Partnership Benefits Requirement, and certifies the following:

Check only one box below:

- ☐ 1. The Contractor certifies and represents that it will comply during the entire term of the Contract with the conditions of the Ordinance 2013-03, Section 23-3, Domestic Partner Benefits Requirement of the City of Hallandale Beach, or
- ☒ 2. The Firm does not need to comply with the conditions of Ordinance 2013-03, Section 23-3, Domestic Partner Benefits Requirement of the City of Hallandale Beach, because of allowable exemption: **(Check only one box below):**
 - ☐ The Firm's price for the contract term awarded is \$50,000 or less.
 - ☐ The Firm employs less than five (5) employees.
 - ☐ The Firm does not provide benefits to employees' spouses nor spouse's dependents.
 - ☒ The Firm is a religious organization, association, society, or non-profit charitable or educational institution or organization operated, supervised or controlled by or in conjunction with a religious organization, association or society.
 - ☐ The Firm is a government entity.
 - ☐ The contract is for the sale or lease of property.
 - ☐ The covered contract is necessary to respond to an emergency.

- ☐ The provision of Ordinance 2013-03, Section 23-3 Definition, of the City of Hallandale Beach, would violate grant requirements, the laws, rules or regulations of federal or state law.

I, MENASHE L. KUDAN Vice President
Name of authorized Officer per Sunbiz Title

of CHABAD OCEAN SYNAGOGUE, INC.
Name of Firm as it appears on Sunbiz

hereby attest that I have the authority to sign this notarized certification and certify that the above referenced information is true, complete and correct.


Signature

MENASHE L. KUDAN
Print Name


STATE OF FLORIDA

COUNTY OF BROWARD

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7th DAY OF

August, 2019 BY MENASHE L. KUDAN

TO ME PERSONALLY KNOWN OR PRODUCED IDENTIFICATION:


(type of ID)

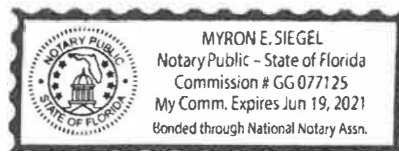
Signature of Notary

MYRON E. SIEGEL

Print Name of Notary Public

June 19, 2021

Commission expires



CONFLICT OF INTEREST NOTIFICATION REQUIREMENT QUESTIONNAIRE

If you are an employee, board member, elected official(s) or an immediate family member of any such person, please indicate the relationship below. Pursuant to the City of Hallandale Beach Standards of ethics any potential conflict of interest must be disclosed and if requested, obtain a conflict of interest opinion or waiver from the Board of Directors prior to entering into a contract with the City.

1. Name of Firm submitting a response to this RFP.

CHABAD OCEAN SYNAGOGUE, INC.

2. Describe each affiliation or business relationship with an employee, board member, elected official(s) or an immediate family member of any such person of the City of Hallandale Beach or Hallandale Beach Community Redevelopment Agency, if none so state.

NONE

3. Name of City of Hallandale Beach or Hallandale Beach Community Redevelopment Agency employee, board member, elected official(s) or immediate family member with whom filer/respondent/Firm has affiliation or business relationship, if none so state.

NONE

4. Describe any other affiliation or business relationship that might cause a conflict of interest, if none so state.

NONE

CONFLICT OF INTEREST NOTIFICATION REQUIREMENT QUESTIONNAIRE

5.



Signature of person/Firm

8/5/2019

Date

DRUG-FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087

Hereby certified that CHABAD OCEAN SYNAGOGUE, INC. does:
(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of or plea of guilty or nolo contendere to, any violation of Chapter 1893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As a person authorized to sign the statement, I certify that this Firm complies fully with the above requirements.

DATE: 8/5/2019

MENASHE L. KUDAN

BIDDER'S SIGNATURE: 

ANTI-KICKBACK AFFIDAVIT

STATE OF FLORIDA)

) SS:

COUNTY OF BROWARD)

I, the undersigned hereby duly sworn, depose and say that no portion of the sum herein Bid/RFP will be paid to any employees of the City of Hallandale Beach and its elected officials, as a commission, kickback, reward or gift, directly or indirectly by me or any member of my Firm or by an officer of the corporation.

By: 

Signature of Authorized Officer per Sunbiz

MENASHE L. KUDAN

Print Name of Authorized Officer per Sunbiz

Vice President

Title of Authorized Officer per Sunbiz

Sworn and subscribed before me this 7th day of August, 2019.

NOTARY PUBLIC 

State of Florida at Large



My Commission Expires: June 19, 2021

CONFIDENTIALITY FORM

Sealed bids/proposals, or replies received by an agency pursuant to a competitive solicitation are exempt from Chapter 119, Florida Statutes. The Proposer must include any materials it asserts to be exempted from public disclosure under Chapter 119, Florida Statutes, in a separate bound document labeled "Attachment to Request for Proposals, RFP Number and Name - Confidential Material".

The Proposer must identify the specific Statute that authorizes exemption from the Public Records Law. Any claim of confidentiality on materials the Proposer asserts to be exempt from public disclosure and placed elsewhere in the proposal will be considered waived by the Proposer upon submission, effective after opening.

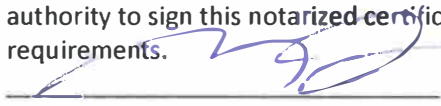
Proposer should take special note of this as it relates to proprietary information that might be included in this solicitation.

I, MENASHE L. KUDAN, Vice President

Name of authorized Officer per Sunbiz and/or legal documentation Title

of CHABAD OCEAN SYNAGOGUE, INC.

Name of Firm as it appears on Sunbiz and/or legal documentation hereby, attest that I have the authority to sign this notarized certification and certify that the Firm complies with the above requirements.


Signature

Vice President

Title

REQUEST TO WITHDRAW PROPOSAL FORM

Requests to withdraw proposal will be considered if received by the City, via email to csmith@cohb.org before deadline for receipt of proposals.

This form must be provided back via email to csmith@cohb.org before deadline for receipt of proposals

I, MENASHE L. KUDAN, Vice President
Name of authorized Officer per Sunbiz and/or legal documentation Title

of CHABAD OCEAN SYNAGOGUE, INC.
Name of Firm as it appears on Sunbiz and/or legal documentation request to withdraw Firm's proposal
for **RFP # FY 2018-2019-010 BEST USE NORTH CITY BEACH CENTER.**

Signature

Vice President
Title

Date: _____

Time: _____

REFERENCE CHECK FORM

Please note that the references provided for the Reference Check Form must be the same as the Projects/Contracts requested in the Proposal Format for Item # 7, Proposer's Ability to Perform Proposed Use.

BID # FY 2018-2019-010 BEST USE FOR NORTH BEACH CITY CENTER

PROPOSING FIRM'S NAME(S): CHABAD OCEAN SYNAGOGUE, INC.

PROJECT NAME: Community Services for Underprivileged

TYPE OF PROJECT: Community Outreach

DATE PROJECT STARTED: MONTH: Sept YEAR: 2016

DATE PROJECT COMPLETED: MONTH: ongoing YEAR: 2019

NAME OF FIRM THAT WAS AWARDED THE CONTRACT/AGREEMENT FOR THE PROJECT:

N/A

Name of Reference:	Jorge Manuel Ramos	Phone:	954 299 2168
Title of Reference:	Operations Manager	E-mail Address:	JRAMOS@NechemUSA.com
Company/Employer:	Northeast Engineering and Chemicals LLC.		

Please answer the following questions regarding services provided by the proposer named above.

1. Provide detail information about the level of performance, quality, and responsiveness of the Firm to your operation.

Chabad is an organization that is constantly enriching the lives of the community and has also made an impact to our organization.

ADDENDUM#2

2. Provide detail information about the competence, accessibility, and responsiveness of the Firm's personnel directing supervising and performing the work/service.

Whenever we reached out to Chabad, they were completely accessible and willing to go the extra mile to make sure we are accommodated.

3. Provide detail information about the Firm's response time and success at accomplishing the tasks established as required by your Agreement. Where there ever any issues and why?

We have always received their feedback on time and they have never failed to deliver as agreed.

4. Provide detail information about the Firm's success at minimizing any issues, quality of their services, reporting capabilities and customer service level.

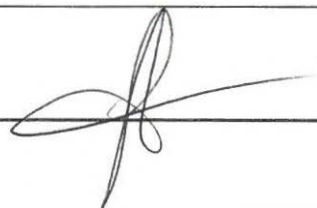
Chabad community services are top of the line. They are always willing to think outside the box to solve any issues with an uncompromising dedication.

5. Can you describe any instances in which there were errors as a result of the Firm which had an impact either financially or on the schedule to your organization? If so, what was it and how was it rectified.

So far, we are extremely pleased with their performance.

ADDITIONAL COMMENTS:

SIGNATURE: _____

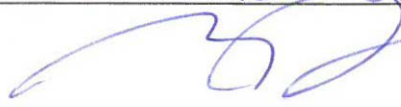


Date: _____

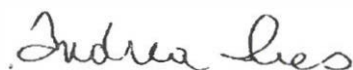
8/6/2019

PLEASE NOTE RECEIPT OF ADDENDUM # 1 BY SIGNING BELOW AND INCLUDE WITH YOUR FIRM'S SUBMISSION.

I ACKNOWLEDGE RECEIPT OF ADDENDUM # 1:

Company	CHABAD OCEAN SYNAGOGUE, INC.
Name	MENASHE KUDAN
Title	VICE PRESIDENT
Signature	
Date	AUGUST 7, 2019

Sincerely,



Andrea Lues, Director, Procurement Department

REFERENCE CHECK FORM

Please note that the references provided for the Reference Check Form must be the same as the Projects/Contracts requested in the Proposal Format for Item # 7, Proposer's Ability to Perform Proposed Use.

BID # FY 2018-2019-010 BEST USE FOR NORTH BEACH CITY CENTER

PROPOSING FIRM'S NAME(S): Chabad Ocean Synagogue Inc.

PROJECT NAME: Annual Chanukah Celebration on Hollywood Beach

TYPE OF PROJECT: Community Event

DATE PROJECT STARTED: MONTH: Dec. YEAR: 2016

DATE PROJECT COMPLETED: MONTH: ongoing annually YEAR:

NAME OF FIRM THAT WAS AWARDED THE CONTRACT/AGREEMENT FOR THE PROJECT:

N/A

Name of Reference:	Adam Gruber	Phone:	954-881-6212
Title of Reference:	Executive Director	E-mail Address:	Adamgruber18@gmail.com
Company/Employer:	Radius Resource Group, LLC		

Please answer the following questions regarding services provided by the proposer named above.

1. Provide detail information about the level of performance, quality, and responsiveness of the Firm to your operation.

We have collaborated with Chabad Ocean Synagogue on numerous community events and projects. All were performed at the highest level of performance and professionalism.

ADDENDUM #2

2. Provide detail information about the competence, accessibility, and responsiveness of the Firm's personnel directing supervising and performing the work/service.

Accessibility and responsiveness were spot on in all regards

3. Provide detail information about the Firm's response time and success at accomplishing the tasks established as required by your Agreement. Where there ever any issues and why?

Never any issues

4. Provide detail information about the Firm's success at minimizing any issues, quality of their services, reporting capabilities and customer service level.

We never had any significant issues

5. Can you describe any instances in which there were errors as a result of the Firm which had an impact either financially or on the schedule to your organization? If so, what was it and how was it rectified.

N.A.


ADDITIONAL COMMENTS:

I coproduce an annual Holiday event on Hollywood Beach with Chabad Ocean. The event is endorsed by Mayor Levy who attends and participates annually

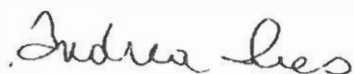
SIGNATURE: De Gude Date: _____

PLEASE NOTE RECEIPT OF ADDENDUM # 1 BY SIGNING BELOW AND INCLUDE WITH YOUR FIRM'S SUBMISSION.

I ACKNOWLEDGE RECEIPT OF ADDENDUM # 1:

Company	CHABAD OCEAN SYNAGOGUE, INC.
Name	MENASHE KUDAN
Title	VICE PRESIDENT
Signature	
Date	AUGUST 7, 2019

Sincerely,



Andrea Lues, Director, Procurement Department

REFERENCE CHECK FORM

Please note that the references provided for the Reference Check Form must be the same as the Projects/Contracts requested in the Proposal Format for Item # 7, Proposer's Ability to Perform Proposed Use.

BID # FY 2018-2019-010 BEST USE FOR NORTH BEACH CITY CENTER

PROPOSING FIRM'S NAME(S): Chabad Ocean Synagogue Inc.

PROJECT NAME: Social Service

TYPE OF PROJECT: Social Service

DATE PROJECT STARTED: MONTH: Nov YEAR: 2013

DATE PROJECT COMPLETED: MONTH: August YEAR: 2019

NAME OF FIRM THAT WAS AWARDED THE CONTRACT/AGREEMENT FOR THE PROJECT:

Name of Reference:	<u>Menachem Posner</u>	Phone:	<u>954-663-0770</u>
Title of Reference:	<u>Rabbi / Director</u>	E-mail Address:	<u>Rabbi@ChabadPlantation.com</u>
Company/Employer:	<u>Chabad of Plantation</u>		

Please answer the following questions regarding services provided by the proposer named above.

1. Provide detail information about the level of performance, quality, and responsiveness of the Firm to your operation.

We Partner with Chabad Ocean Syn. on a number of Community and Social Service projects. I was always impressed at the quality work they do for the community. They are concerned for all regardless of background, faith or affiliation.

I particularly admire the great efforts on behalf of the elderly,

ADDENDUM #2

2. Provide detail information about the competence, accessibility, and responsiveness of the Firm's personnel directing supervising and performing the work/service.

Chabad O.S.'s personell are all very competent, accessible and very responsive.

3. Provide detail information about the Firm's response time and success at accomplishing the tasks established as required by your Agreement. Where there ever any issues and why?

Amazing and prompt response time every time. We have never had any issues,

4. Provide detail information about the Firm's success at minimizing any issues, quality of their services, reporting capabilities and customer service level.

They have always worked effectively to minimize any issues. They very customer oriented service

5. Can you describe any instances in which there were errors as a result of the Firm which had an impact either financially or on the schedule to your organization? If so, what was it and how was it rectified.


No issues or errors come to mind.

ADDITIONAL COMMENTS:

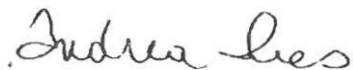
SIGNATURE:  Date: 8/7/19

PLEASE NOTE RECEIPT OF ADDENDUM # 1 BY SIGNING BELOW AND INCLUDE WITH YOUR FIRM'S SUBMISSION.

I ACKNOWLEDGE RECEIPT OF ADDENDUM # 1:

Company	CHABAD OCEAN SYNAGOGUE, INC
Name	MENASHE KUDAN
Title	VICE PRESIDENT
Signature	
Date	AUGUST 7, 2019

Sincerely,

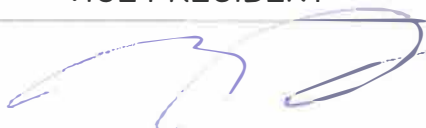


Andrea Lues, Director, Procurement Department

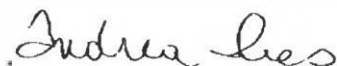
ADDENDUM #1

PLEASE NOTE RECEIPT OF ADDENDUM # 1 BY SIGNING BELOW AND INCLUDE WITH YOUR FIRM'S SUBMISSION.

I ACKNOWLEDGE RECEIPT OF ADDENDUM # 1:

Company	CHABAD OCEAN SYNAGOGUE, INC.
Name	MENASHE L. KUDAN
Title	VICE PRESIDENT
Signature	
Date	August 7, 2019


Sincerely,



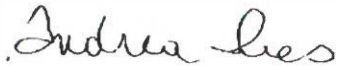
Andrea Lues, Director, Procurement Department

PLEASE NOTE RECEIPT OF ADDENDUM # 2 BY SIGNING BELOW AND INCLUDE WITH YOUR FIRM'S SUBMISSION.

I ACKNOWLEDGE RECEIPT OF ADDENDUM # 2:

Company	CHABAD OCEAN SYNAGOGUE, INC.
Name	MENASHE L. KUDAN
Title	VICE PRESIDENT
Signature	
Date	August 7, 2019

Sincerely,



Andrea Lues, Director, Procurement Department

PLEASE NOTE: RFP DEADLINE FOR RECEIPT OF PROPOSALS – DATE CHANGED AS OF 7/22/2019.

CHANGE FROM:


RFP DEADLINE FOR RECEIPT OF PROPOSALS – AUGUST 5, 2019 @ 11:00 A.M.

CHANGE TO: AS OF 7/22/2019:


RFP DEADLINE FOR RECEIPT OF PROPOSALS, NEW SUBMITTAL DUE DATE IS: AUGUST 8, 2019 @ 11:00 A.M.

PLEASE NOTE RECEIPT OF ADDENDUM # 3 BY SIGNING BELOW AND INCLUDE WITH YOUR FIRM'S SUBMISSION.

I ACKNOWLEDGE RECEIPT OF ADDENDUM # 3:

Company	CHABAD OCEAN SYNAGOGUE, INC.
Name	MENASHE L. KUDAN
Title	VICE PRESIDENT
Signature	
Date	August 7, 2019

Sincerely,



Andrea Lues, Director, Procurement Department

ADDENDUM #4

QUESTION #7.


Are any restrictions that the city has regarding parking or use of this space?

ANSWER #7.

See answer # 1.

PLEASE NOTE RECEIPT OF ADDENDUM # 4 BY SIGNING BELOW AND INCLUDE WITH YOUR FIRM'S SUBMISSION.

I ACKNOWLEDGE RECEIPT OF ADDENDUM # 4:

Company	CHABAD OCEAN SYNAGOGUE, INC.
Name	MENASHE L. KUDAN
Title	VICE PRESIDENT
Signature	
Date	August 7, 2019

Sincerely,



Andrea Lues, Director, Procurement Department

PROPOSED USE

Proposer will use the property for multiple purposes:

1. As a religious house of worship;
2. As a community center for everyone;
3. As a venue for cultural activities, meetings and celebrations for everyone; and
4. As a resource to the City for local emergencies.

Feasibility of Use. Clearly the feasibility of use is self-evident. Proposer has provided the same service it seeks to provide from the Center for years, relying on its existing small temporary facility and when larger spaces are needed, renting them for use.

Economic impact generated from the use. Proposer's facility will be a magnet attracting people to Hallandale Beach and driving the local real estate market prices up.

Does the use serve a public purpose? Proposer already serves a public purpose and the acquisition of the Center will allow it to expand its public purpose among many more Hallandale Beach citizens.


Is the use complimentary to the existing business and residential environment of the area? The local businesses in the area financial performance would be unaffected by Proposers use. However, the residential environment would be enhanced by having the Proposer located in the Center.

Does the use take into account location within a public park and adjacent fire station? Due to the availability of nearby parking, on the Proposer's own property, the location provides an excellent location from which to better serve the citizens in the nearby buildings. Proposer sees the adjacent fire station as a positive.

Type of employment opportunities that will be created by the proposed operation. This is to include the type. Number of positions and other details. Most employees of Proposer are already citizens of Hallandale

Beach. However, local residents as well as Hallandale Law enforcement will have periodic opportunities to provide services on an as needed basis. This includes 2-3 off duty police officers, which from time to time would be employed for security purposes, as well as local residents and caterers from the area.

PROPOSERS ABILITY TO PERFORM PROPOSED USE

Proposer has sufficient unencumbered liquid assets as well as existing unencumbered hard assets, primarily two parcels of real estate owned by its wholly owned affiliate, located at 5 Seacrest Drive, Hollywood (Folio 5142 26 10 0110) and 7 Seacrest Drive, Hollywood (Folio 5142 26 10 0110), having a value of \$1,800,000. 

In addition, Proposers has written and enforceable pledges from Hallandale Beach residents living nearby that in the aggregate exceed \$2,000,000.

Further, Proposer has access to the financial markets to readily avail itself of any necessary funds to quickly close a purchase, remodel or repair the property.

An unaudited look at Proposer's consolidated financial position follows:

Assets:

Cash	\$ 650,000
Furniture & Fixtures	\$ 250,000
Pledges Receivable	\$1,190,000 ¹
Pledges Pending	\$ 340,000
Real Estate	\$1,800,000
	\$4,230,000

Liabilities:

Current	\$ 40,000
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Equity:	\$4 190,000
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Typically, similar entities like the Proposer acquire a property, they establish a capital campaign. While Proposer has sufficient funds to acquire the property, rather than using its existing assets, it will conduct a capital campaign to raise an anticipated \$2,500,000.

¹ The use of the funds are restricted to the acquisition, construction or remodeling of a facility.

FINANCIAL/REVENUE PROPOSAL

Proposer's Financial proposal is simple:

Proposers offers to purchase the property² by entering into a standard Commercial Real Estate Contract, with terms and conditions, commonly included in such a contract, at a cash price of **TWO MILLION FIVE HUNDRED THOUSAND AND ONE DOLLAR (\$2,500,001)³**, and to provide the City with an additional revenue stream of 15% of any revenues collected from the facility rental of the second or third floor of the property for use by third-party events for a period of 25 years.

Proposer is prepared to close as quickly as title and contract terms have been met.

Proposer estimates that if the City permits, third party users will lease the second or third floors for parties, company events, art shows, music events and celebrations for approximately 30 times per year at an average facility rental cost of \$1,000 per event. This would generate \$30,000 annually of which \$4,500 would be paid over to the city, as collected by the Proposer for facility rental costs. [The net present value of a stream of \$4,500 over 25 years at a 5.00% rate is \$63,422.75]

Accordingly, Proposers offer is \$2,500,001 plus an estimated \$63,422.75 or \$2,563,423.75

Alternatively, Proposer, offers to lease the Property on a triple net basis with full rights of usage, for \$5,000 per month for a minimum lease term of 99 years, with the monthly rent being adjusted every 5 years by 3.5%.

This revenue stream to the City would total \$7,907,154 over the 99 year period and of course the estimated cost to remodel, repair and maintain the property would shift to the Proposer.

² With all limited common elements, easements or rights

³ Proposer has not engaged a real estate broker to represent it.

Proposer cannot predict with any certainty the increase in local property values as the desirability of the nearby real estate is positively affected by the availability of the amenity being provided.

LVP TIER 1 PREFERENCE

ATTACHED IS THE PROOF OR OWNERSHIP OF THE RESIDENCE OF MENASHE KUDAN, VICE PRESIDENT OF THE PROPOSER, SHOWING THAT THE PROPERTY WAS PURCHASED ON NOVEMBER 14, 2016, AND A CERTIFICATE FROM THE BROWARD COUNTY APPRAISER INDICATING THAT THIS IS A VALID HOMESTEAD PROPERTY WITHIN THE CITY OF HALLANDALE BEACH, FLORIDA.

Prepared by:
Neil A. Milestone, Esq. Muroff, Milestone & Milestone
2999 NE 191st Street Suite 709
Aventura, FL 33180
305-682-2324
File Number: Pegaso-Kudan

Return to:
Guaranteed Florida Title, Inc.
1920 E. Hallandale Beach Blvd., Suite 801, Hallandale Beach, FL 33009

Space Above This Line For Recording Data, 1

Warranty Deed

This Warranty Deed made this 14 day of November, 2016 between Pegaso of Palm Beach, LLC Series 3, a Delaware Limited Liability Company whose post office address is 405 Elaine Road, West Palm Beach, FL 33413, grantor, and

Menashe L. Kudan and Sheina Baumgarten, husband and wife whose post office address is 1912 S. Ocean Drive, Unit 3B, Hallandale Beach, FL 33009, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Condominium Unit 3-B, Tower 1, also known as No. 1-3B, of Malaga Towers, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5924, Page 762, as amended, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Property Address: 1912 S. Ocean Drive, Unit 3B, Hallandale Beach, FL 33009
Folio No.: 514226-CJ-0060

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015 and:

Page Two of Two
Warranty Deed
Pegaso of Palm Beach, LLC Series 3

1. Zoning and/or restrictions and prohibitions imposed by government authority; without serving to reimpose same;
2. Restrictions and other matters appearing on the Plat and/or common to the subdivision; without serving to reimpose same;
3. Utility easements of record, provided said easements do not reasonably interfere with the intended use of the property.
4. Declaration of Condominium identified above, and any and all exhibits thereto and amendments thereof.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Pegaso of Palm Beach, LLC Series 3, a Delaware
Limited Liability Company

Witness #1 Sign: Mabel Higgins
Witness #1 Print Name: Mabel Higgins

By: Michela Ghignone
Michela Ghignone, Manager

Witness #2 Sign: Carol M. Anruh
Witness #2 Print Name: Carol M. Anruh

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 14 day of November, 2016 by Michela Ghignone, Manager of Pegaso of Palm Beach, LLC Series 3, a Delaware Limited Liability Company, on behalf of the company. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Katty Gonzalez
Notary Public

Printed Name: Katty Gonzalez

My Commission Expires: June 3, 2020



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

I hereby certify that the above is a true and
Correct copy of the following record from the
Office of the

Broward County Property Appraiser
Witness my hand and official seal in the
City of Ft. Lauderdale

This 2 day of August AD 2019

By [Signature]

Site Address	1912 S OCEAN DRIVE #3B, HALLANDALE BEACH FL 33009-5981	ID #	5142 26 CJ 0060
Property Owner	BAUMGARTEN, SHEINA KUDAN, MENASHE L	Millage	2513
Mailing Address	1912 S OCEAN DR #3-B HALLANDALE BEACH FL 33009	Use	04
Abbr Legal Description	MALAGA TOWERS CONDO UNIT 1-3B		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$50,390	\$453,480	\$503,870	\$503,870	
2018	\$49,620	\$446,610	\$496,230	\$424,540	\$9,100.07
2017	\$38,600	\$347,350	\$385,950	\$385,950	\$7,526.42

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$503,870	\$503,870	\$503,870	\$503,870
Portability	0	0	0	0
Assessed/SOH 19	\$503,870	\$503,870	\$503,870	\$503,870
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$453,870	\$478,870	\$453,870	\$453,870

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/14/2016	WD-Q	\$415,000	114048865			
8/24/2010	SWD-Q-DS	\$250,000	47468 / 1938			
11/19/2009	CET-T	\$100	46720 / 1874			
9/16/2008	CET-T	\$100	45723 / 1452			
12/29/2006	WD	\$625,000	43442 / 149			
				Adj. Bldg. S.F.		2261
				Units/Beds/Baths		1/2/2.5
				Eff./Act. Year Built: 1978/1977		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
25								
R								
1								

REQUEST FOR ORAL PRESENTATION

Proposer requests an opportunity to make an oral presentation.