

NOTICE TO QUALIFIED FIRMS

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

REQUEST FOR QUALIFICATIONS AND PROPOSALS FOR CONSTRUCTION MANAGER SERVICES FOR EVENT LEVEL REFRESH PROJECT AT THE KASEYA CENTER RFP NO. 2026-01

The Manager is requesting Statements of Qualifications from General Contractors to qualify to submit Cost Proposals to perform the Event Level Refresh Project at the Kaseya Center (the “Arena”). Following review of the Statements of Qualifications, the Manager will request Cost Proposals from the pre-qualified firms that satisfy the qualification requirements. Statements of Qualifications must be received by **3:00 p.m. on Monday, March 9, 2026 (the “Qualifications Submittal Deadline”)** via email at RFPSubmission@heat.com. Cost Proposals must be received by **3:00 p.m. on Wednesday, April 22, 2026 (the “Submittal Deadline”)** via email at RFPSubmission@heat.com. Statements of Qualifications and Cost Proposals received after the applicable time deadline will not be considered. The Cost Proposals will be publicly opened at Gate 4 immediately after the Submittal Deadline.

THE PROJECT

The project generally consists of interior improvements to three existing Club spaces and one alternate space on the Event Level of the Kaseya Center, involving approximately 29,000 square feet of total project space. The project generally consists of: (i) removal of existing finishes (floors, ceilings, walls, millwork), existing electrical, existing HVAC, existing plumbing, select food service equipment and telecom/data equipment; (ii) furnishing and installing: (a) new finishes including flooring, ceilings, walls, millwork and other finish materials, (b) new electrical work including lighting, lighting controls, distribution panels, transformers, conduit, cabling, electrical devices and food service equipment connections, (c) new HVAC systems including AHUs, VAV boxes, supply and return ductwork, controls and food service equipment connections, (d) new plumbing systems to include supply, waste and vent piping, restroom fixtures and food service equipment connections, and (e) new telecom/data equipment, cabling and raceways and new raceways, closets and devices for AV and Teledata systems; (iii) furnishing and installing new bars, new and renovated kitchens, new food service equipment, and new bar equipment; and (iv) providing for adjustments and/or additions to the existing fire alarm and fire suppression systems in accordance with the Contract Documents, which all must be performed and completed on a strict construction schedule that aligns with the Arena event schedule (the “Project”). The Contractor shall provide complete construction management services for the Project, including but not limited to determining efficient means and methods to execute the construction activities, procurement of trades (as necessary), assuming, coordinating, and managing subcontracts, coordination with the Manager, the Manager’s Representative and Project architect/engineer, coordination of new furniture, fixtures, and millwork purchased by the Manager, the development and execution of an approved Site Logistics/Site Utilization plan, the implementation of a project specific health and safety plan (HASP), and a detailed schedule and associated procurement plan for the Contractor’s execution and completion of required construction services and turnover of the work to the Manager.

The Manager intends to contract with a highly qualified firm(s) to perform the Project in a timely and efficient manner that enables the Manager to maintain an active sports and entertainment Arena schedule. The Project shall be performed according to high-quality standards that will

enable the structure to remain a first-class facility. *The Project must be completed and accepted by the Manager and AHJ by September 18, 2026.*

The successful firm shall be required to adhere to Miami-Dade County's small business participation measures applicable to the Project and to submit monthly progress reports and compliance documentation to Miami-Dade County's Small Business Development Office.

AVAILABILITY OF RFP DOCUMENTS

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

EXPERIENCE REQUIREMENTS

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

- Shall have been continuously incorporated for a minimum of the past seven years;
- Shall have been in business as a general contractor for a minimum of the past ten years;
- Shall have served as the general contractor and successfully completed: (1) a minimum of three projects within the past seven years each of which (a) had a cost of \$15,000,000 or more, (b) were within the United States, (c) had a project duration of six months or less, and (d) consisted of premium suite or club refresh projects with high class finishes within active sports and/or entertainment venues/buildings of a size, scope and complexity similar to the Project.

Firms that have experience within the past five years of working with County registered SBD subcontractors to satisfy Miami Dade County Small Business Development Office small business participation measures are strongly preferred. Firms that have successfully completed projects within the past five years that consisted of coordinating owner/manager furnished equipment into a complex construction project of a size, scope and complexity similar to the Project are strongly preferred.

Statements of Qualifications shall be submitted in accordance with the procedures set forth in the RFP, using the form(s) provided in the RFP. Any questions concerning this Notice or the RFP qualifications process shall be submitted to the Manager by email at RFPSubmission@heat.com by **3:00 p.m. on Monday, March 2, 2026**.

MANDATORY PRE-PROPOSAL CONFERENCE

A **mandatory** pre-proposal conference for firms deemed qualified through the RFQ process will commence promptly at **11:00 a.m. on Wednesday, March 18, 2026** in person at the Kaseya Center. All qualified firms planning to submit Cost Proposals are required to have a key member of the firm's proposed project team attend this conference. Failure of a firm, including a key member of the firm's proposed project team, to be present for the entire conference, beginning at the time stated above and concluding at the dismissal of the mandatory pre-proposal conference by the Manager, shall render a firm to be deemed non-responsive and their Cost Proposal shall not be considered for award. Decisions of the Manager shall be final. The official clock at the location of the mandatory pre-proposal conference shall govern.

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

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