OVERVIEW

Van Alen Institute (“Van Alen”), in collaboration with the City of North Miami (“North Miami”, “the City”), seeks an interdisciplinary design team to develop a masterplan and pilot project for Keeping Current: Repetitive Loss Properties. The selected design team will reimagine public uses for North Miami’s current and future portfolio of flood-prone vacant lots, formally known as repetitive loss (“RL”) properties. Repetitive Loss Properties builds on Van Alen’s work through Keeping Current, a multi-year initiative to identify and implement innovative solutions to sea level rise in the Greater Miami region. For this competition (“Competition”), we ask: How can we design spaces that promote climate-conscious behavior? How can we reimagine underutilized communal spaces to bring the community together and adapt to climate impacts over time? How can these sites be repurposed to reduce the cost of flood insurance for adjacent communities?

Through a two-stage, seven-month competition, Van Alen and the City of North Miami will select three finalist teams and will ultimately award the winning team $80,000 for masterplan development and pilot design implementation at one RL site.

BACKGROUND

The City of North Miami is one of the most flood-prone areas in Miami-Dade County. Land elevations are at or below the maximum tide levels, commonly at two feet NAVD 88. Groundwater levels are a major contributor to inland flooding.

Over the years, the City has acquired a considerable number of vacant and flood-prone properties. In North Miami, many of the vacant lot sites are located in low-income and minority communities, predominantly home to people of Haitian descent. The presence of these vacant lots exacerbates perceptions of neglect and threatens to drag down neighboring home values. Some of these properties are categorized as repetitive loss properties, insurable buildings for which two or more claims of more than $1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling ten-year period since 1978. The City is interested in identifying contextually relevant, low-maintenance uses for these properties in an effort to improve quality of life through urban design.

Nationally, RL properties represent 25 to 30% of flood insurance payouts, a disproportionally large share. This is because these repeatedly flooded properties are often rebuilt in the same place and in the same way. To break this cycle, the Federal Emergency Management Agency (“FEMA”) provides funding to municipalities for acquisition and razing to convert RL land to open space. To date, the City has been granted FEMA funding for this work on two properties and seeks to pursue funding for more.
RL areas can be repurposed to increase a Community Rating System ("CRS") score, a FEMA program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP standards by reducing flood insurance premium rates. The City has recognized that these vacant lots can be programmed to better serve communities. Appropriate repurposing of RL sites provides four primary benefits to the City:

- It contributes to significant cost-savings by preventing recurrent flood damage to residential properties.
- The sites perform a passive stormwater management function as adapted open spaces where flood and rain water can be captured.
- Innovative reuse of properties can lead to a reduction in flood insurance costs to neighboring homes.
- It improves aesthetics and adds beauty and appeal to the area.

Repurposed areas preserve the original stormwater management functions of the sites to meet the broad economic and infrastructural needs of the City as a whole, while providing an opportunity to address deficiencies in public amenities within the properties’ immediate neighborhoods. While new uses must align with those permitted by the FEMA grant requirements, there are many attractive options, including but not limited to agricultural cultivation, pavilions, open-air amphitheaters, walking paths, and recycled art structures.

**PILOT SITE INFORMATION**

The RL site for the pilot project is located at: 901 Northeast 144th Street, North Miami. The site is 18,101.81 SF and is in a residential neighborhood, adjacent to three single-family residences and a street.

Designer resources can be found here.

**KEY OBJECTIVES**

A successful masterplan and pilot design for RL properties should:

- Reimagine RL sites as valuable and accessible community spaces that support well-being and promote artistic opportunities
- Develop stormwater management solutions to raise FEMA-designated Community Rating System points for local homeowners
- Create a forward-looking and scalable policy and design implementation plan

**COMPETITION PROCESS AND AWARD**

*Keeping Current: Repetitive Loss Properties* is a two-phased international design Competition to develop a masterplan and pilot project for North Miami’s RL sites. A jury ("Jury") will review all submissions ("Submissions") and select up to three finalists ("Finalists"), of which one winner ("Winner") will ultimately be selected to develop a masterplan and one pilot design. The Finalists and Winner will work with Van Alen Institute, collaborator Urban Impact Lab, and local stakeholders to engage the community in the design process.
FINALISTS
In Phase I, three Finalists will be selected. Each Finalist will receive $5,000 (award and travel stipend) to participate in a three-day program series to create a high-level conceptual design for one of North Miami’s RL sites. The program series will include activities such as community potlucks and walking tours to culminate in a public design charrette in July 2019. Finalists will work closely with Van Alen and the city to refine and advance their designs before presenting to the Jury. The Jury will select a Winner to continue into implementation.

WINNER
In Phase II, the Winner will be awarded $80,000 to design and implement a full pilot project, as well as to develop a masterplan for future RL sites. The Winner will work with Van Alen to develop conceptual designs through a participatory design process, and with North Miami to develop construction drawings and project build-out, with a public ribbon-cutting in early December.

KEY DELIVERABLES
Selected Finalists will develop a conceptual design. The Winner will develop a masterplan and refine their conceptual designs to implement their concept on a City-owned site.

JURY

GERMANE BARNES
Director, Studio Barnes

JENNIFER BOLSTAD
Principal Landscape Architect, Local Office Landscape & Urban Design

JESSICA LAX
Director of Strategic Initiatives, Van Alen Institute

DEBBIE LOVE, AICP
City Planner, City of North Miami

JAYANTHA OBEYSEKERA
Director & Researcher, Sea Level Rise Solutions Center, Florida International University

AKIN OZAYDIN, P.E.
City Engineer, City of North Miami

JEREMY ALAIN SIEGEL
Associate, BIG - Bjarke Ingels Group

MARTA VICIEDO
Founding Partner & Strategy Director, Urban Impact Lab

SUBMISSION REQUIREMENTS
To be considered as a Finalist, submit your proposal electronically as a single PDF document via the submission portal. The PDF should be formatted 8.5x11 inches in landscape orientation, and no larger than 10MB. Title your PDF file with “_[Lead Firm Name].” Hard copies of submission materials will not be accepted.

TIME LINE

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Oleta River State Park, North Miami

Photo: Scott McIntyre

Museum of Contemporary Art, North Miami

Photo: Scott McIntyre
1. COVER SHEET
Include a one (1) page cover sheet with the name of the team lead and that person's phone number and email address. Team leads will serve as the sole point of contact and liaison throughout Phase I and Phase II of the Competition.

2. TEAM DESCRIPTION
Describe your team and key team members. Include each team member's name, experience, and qualifications in a one-paragraph biography. The team should represent an interdisciplinary mix of expertise across the Keeping Current themes of economy, ecology, and equity, featuring expertise such as: landscape architecture, stormwater management, and community engagement.

3. PROJECT APPROACH
No more than 600 words of text describing the team's envisioned approach for identifying culturally relevant uses of RL land in North Miami, including key opportunities and strategies to be pursued.

• Approach should be responsive to key opportunities and challenges facing RL land use and the goals of the competition.

• Include a list of any desired resources needed in approaching development, such as data sets, maps, diagrams, renderings, plans, etc.

• Include a description of the team's approach to community engagement.

4. PREVIOUS WORK
Include a maximum of five projects, at least three of which should have been realized. For each project, please include the following items in a maximum of five (5) pages total:

• A 150-word description of the project's relevance, innovative design and/or policy strategies, and its implementation

• A list of participating team members, including his or her role within the scope of the project

• Demonstrated experience in stormwater management projects

SELECTION CRITERIA

• Responsiveness to key opportunities and challenges facing RL land reuse, as well as to the goals of the Competition

• Overall strength, clarity, and innovation of the proposed approach

• Interdisciplinary nature of team members and partners

• Demonstrated experience in project implementation and relevant subject matter

• Experience with community engagement

ELIGIBILITY
The Competition is open to the public. Submissions should include at least one individual from the design community, including: architects; artists; engineers; landscape
architects; planners; urban designers, etc. Submissions from international competitors, multi-disciplinary teams, and students are welcome. There is no maximum number of team members, but the recommended number is up to four. Each competitor (“Competitor”) may only submit one Submission, and no individual or firm may be a member of more than one team Submission. There is no entry fee.

Current city employees are not eligible to participate in this Competition. No member of the Jury may compete in the Competition, assist a Competitor, or act in any other capacity to advise or aid a Competitor in the development or presentation of their Submission. No partner, associate, or employer/employee of a Jury member may participate.

**DELIVERY OF SUBMISSIONS**
Submissions must be received before 5:00 p.m. (EDT) on May 26, 2019. Submit a proposal here.

Competitors assume all responsibility for ensuring that their Submission arrives before the stated deadline. Submissions received later than the stated deadlines will not be considered.

**DISQUALIFICATION**
Any submission received after the Submission deadline, that is incomplete, or that violates any provisions of the Competition conditions will be disqualified.

Competitors shall not communicate in any manner with any member of the Jury regarding this Competition prior to the public announcement of the Winner. Upon evidence of any infraction of the Competition conditions, the Competitor shall be informed by the project manager, in writing, of disqualification.

By entering this Competition, Competitors will be declaring that the designs in their submission have been developed solely for the purposes of this Competition and represent no infringement on any existing copyright or patent.
INTELLECTUAL PROPERTY
The Competitors, by virtue of their Submissions, agree that Van Alen and its affiliates will have worldwide, perpetual, royalty-free license to use their Submissions for all reasonable purposes including but not limited to purposes of exhibition, promotion, publication, and work created under the Competition. All Competitors will be credited for the use of their submission materials for any purposes related to the Competition, exhibition, publication, or any non-commercial purpose. The City and Competition partners shall bear no responsibility for any unauthorized use of Submissions by any third party.

Finalist teams will retain ownership of all intellectual property rights over their work. Work developed by the Finalist teams cannot be implemented by Van Alen Institute or a third party without further involvement or consent from the Finalist team. Van Alen shall have no responsibility for any unauthorized use of the Competitors’ Submission.

Finalists who publish their work subsequent to the Competition shall credit Keeping Current: Repetitive Loss Properties and Van Alen Institute.

As a condition for participating in this Competition, the Competitors agree that that upon notification that they have been selected as the Winner, the ownership of all copyrightable materials in connection with the Winner’s Submission, participation in the Competition and pilot project shall automatically be irrevocably transferred to Van Alen Institute. The Winner shall cooperate in this effort, and agrees to provide any further documentation necessary to accomplish this.

If Van Alen and the Winner fail to negotiate satisfactory terms, Van Alen may decide, at its absolute discretion, to negotiate with the other Finalists in the order of their ranking, as determined by the Jury.

Van Alen and the City shall be credited prominently related to the Competition and project, during preparation, construction and completion, in press releases, websites, social media, other digital communications, brochures, and all other materials concerning the Competition and project. To the extent possible, such attribution will always include the language below:

Keeping Current: Repetitive Loss Properties is a collaboration between Van Alen Institute and the City of North Miami. Keeping Current is a project of Van Alen Institute.

By virtue of their Submission, Competitors agree not to make any public announcements, statements, news releases, publicity releases, or advertisements relating to the Competition or project without prior Van Alen approval.

GENERAL TERMS & CONDITIONS
INSURANCE REQUIREMENTS
The Winner must comply with the following insurance requirements:

- Commercial General Liability Insurance, with the coverages indicated below, in the minimum amount of $1,000,000 per occurrence (combined single limit) and $2,000,000 aggregate. Such policy shall protect Van Alen, the City, and Winner from claims for property damage and/or bodily injury to any third party.
injury, including death, that may arise from any of the operations during this Competition, whether such operations are performed by Winner or anyone directly or indirectly employed by Winner. The coverage provided must be “occurrence” based rather than “claims-made.” The foregoing policy shall include, without limitation, the following types of coverage: Premises Operations; Products and Completed Operations; Contractual Liability (including the tort liability of another assumed in a contract); Broad Form Property Damage; Medical Payments; Independent Contractors; Personal Injury (Contractual Exclusion); Explosion, Collapse, and Underground Property; and Incidental Malpractice. Such Commercial General Liability Insurance shall name the City and Van Alen as additional insureds. Additional insured coverage shall specifically include Van Alen and the City’s officials and employees for all policies.

• Winner shall provide a Comprehensive Business Automobile Liability policy in the amount of at least one million dollars ($1,000,000) for each accident (combined single limit) for liability arising out of any owned, non-owned, leased, and hired vehicles to be used in connection with this project.

• Winner shall provide a Professional Liability policy in the amount of at least $1,000,000 per occurrence, and an Umbrella Liability policy at $5,000,000 per each occurrence.

• Winner, at its own cost and expense, shall procure and maintain insurance through this project that will protect Winner from claims under the workers’ compensation and disability benefits laws. Winner shall also procure and maintain employer’s liability insurance. Failure of Winner to procure or maintain any insurance during this Competition shall not relieve Winner of any liability pursuant to this project. All required insurance must be issued by companies which have an A.M. Best rating of at least A-7 or a Standard & Poor’s rating of at least AA and are properly licensed and authorized to do business.

INDEMNITY
All Competitors agree to indemnify and hold harmless Van Alen and the City, including its officials and employees from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys’ fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of a Competitor and any other persons employed or utilized by the Competitor in connection with this project. This indemnification provision is separate and apart from, and in no way limited by, any insurance provided or otherwise. This paragraph shall not be construed to require the Competitor to indemnify the City and Van Alen for their own negligence, or intentional acts. This clause shall survive expiration or termination of the arrangements hereunder.