

Memorandum



Date: February 3, 2015
To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners
From: Carlos A. Gimenez
Mayor
Subject: Recommendation to Reject Sole Proposal Received: Senator Villas Development Project

Agenda Item No. 8(F)(10)

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the rejection of the sole proposal received under *Request for Proposals (RFP) No. 812, Senator Villas Development Project*. The County issued the solicitation to obtain proposals from experienced and qualified developers to build an affordable senior citizens housing development for Miami-Dade Transit. The selected developer would have provided 23 residential units, with parking to accommodate a Park & Ride feature, on County-owned land located on the north side of Southwest 40 Street (Bird Road), between Southwest 89 Avenue and Southwest 89 Court, in unincorporated Miami-Dade County (Folio No. 30-4016-002-0010). In addition to providing affordable housing and the necessary Park & Ride component, the selected developer would have been responsible for securing all necessary financing, including construction and permanent sources of financing.

The sole proposal received was from Global Development Initiatives, LLC (GDI) on September 7, 2012. An Evaluation/Selection Committee reviewed and evaluated the proposal following the guidelines in the solicitation, conducted an oral presentation, and recommended that the County enter into negotiations with GDI. While negotiations were successful, and resulted in a draft agreement, GDI elected not to execute the lease agreement due to their concerns with the financial requirements and amount of matching funds available. As a result, rejection of the sole proposal is recommended and Miami-Dade Transit will re-evaluate the development requirements for this property prior to issuing a new solicitation.

Scope

The Senator Villas Development Project is located in Commission District 10, which is represented by Senator Javier D. Souto.

Fiscal Impact/Funding Source

There is no fiscal impact associated with this rejection.

Track Record/Monitor

Pearl P. Bethel, CPPB, of the Internal Services Department is the Procurement Contracting Officer.

Vendor Not Recommended for Award


On July 11, 2012, the RFP was issued under full and open competition. Award would have been made to the responsive, responsible proposer satisfying the criteria established in the solicitation.

Proposer	Reason for Not Recommending
Global Development Initiatives, LLC	Rejection of proposal as discussed above.

Applicable Ordinances and Contract Measures

- The User Access Program provision applied and would have been collected on the Building Better Communities General Obligation Bond funds.

- The Local Preference Ordinance was included in the solicitation.
- The Local Certified Service-Disabled Veteran's Business Enterprise Preference was included in the solicitation.
- The Small Business Enterprise Program was included in the solicitation.
- The Living Wage Ordinance did not apply.



Alina T. Hudak
Deputy Mayor



MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: February 3, 2015

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 8(F)(10)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's _____, 3/5's _____, unanimous _____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor

Agenda Item No. 8(F)(10)

Veto _____

2-3-15

Override _____

RESOLUTION NO. _____

RESOLUTION APPROVING REJECTION OF SOLE
PROPOSAL RECEIVED IN RESPONSE TO REQUEST FOR
PROPOSALS NO. 812 FOR SENATOR VILLAS
DEVELOPMENT PROJECT

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board approves rejection of the sole proposal received in response to Request for Proposals No. 812 Senator Villas Development Project.

The foregoing resolution was offered by Commissioner _____ who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

- | | |
|-------------------------------------|----------------------|
| Jean Monestime, Chairman | |
| Esteban L. Bovo, Jr., Vice Chairman | |
| Bruno A. Barreiro | Daniella Levine Cava |
| Jose "Pepe" Diaz | Audrey M. Edmonson |
| Sally A. Heyman | Barbara J. Jordan |
| Dennis C. Moss | Rebeca Sosa |
| Sen. Javier D. Souto | Xavier L. Suarez |
| Juan C. Zapata | |

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of February, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Cynthia Johnson-Stacks