

# MEMORANDUM

Agenda Item No. 8(F)(2)

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**TO:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners


**DATE:** April 7, 2020

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Resolution authorizing establishment of prequalification pool RFQ-01295 for the redevelopment of County-owned Public Housing Properties under the Rental Assistance Demonstration Program for the Public Housing and Community Development Department for an initial five-year term; waiving sections 2-8.3 and 2-8.4 of the County Code relating to bid protest procedures by a two-thirds vote of the Board Members present; and authorizing the County Mayor to exercise all provisions of the solicitation documents and any resulting agreement pursuant to section 2-8.1 of the County Code and implementing Order 3-38, add vendors to the pool at any time, subject to ratification by the Board on a bi-annual basis, and solicit proposals, pricing, and negotiate ground leases, execute master development agreements or any other applicable agreements or contracts, subject to the Board and the United States Department of Housing and Urban Development's approval

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The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Chairwoman Audrey M. Edmonson.

  
Abigail Price-Williams  
County Attorney

APW/lmp

# Memorandum



**Date:** April 7, 2020

**To:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez", written over a horizontal line.

**Subject:** Recommendation for Approval to Establish a Prequalification Pool for the Redevelopment of County Properties Under the Rental Assistance Demonstration Program

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## **Recommendation**

It is recommended that the Board of County Commissioners (Board):

1. Approve the establishment of a prequalification pool, *RFQ-01295, Redevelopment of County Properties Under the Rental Assistance Demonstration Program* (RAD Program), for the Public Housing and Community Development Department; and
2. Waive the bid protest process pursuant to sections 2-8.3 and 2-8.4 of the Code of Miami-Dade County in order to allow the County the opportunity to establish the pool and begin the Work Order Proposal Request (WOPR) process without any delays; and to further comply with the United States Department of Housing and Urban Development's (HUD) timelines for getting the finance plans for the County's top tier housing projects identified for conversion through the RAD Program, as indicated in Attachment 1 titled Project Sites List of Projects and Units (Project Sites).

The County issued a competitive Request for Qualifications (RFQ) to obtain proposals from developers who have the experience and capacity of obtaining the funding, and managing the construction, maintenance, and operation of multifamily housing projects, including redevelopment experience under the RAD Program. The County will use the WOPR process to solicit proposals from the pool for the development of any of the Project Sites. A Competitive Selection Committee (Committee) will be established as necessary to evaluate responses to WOPRs.

The pool will provide for the redevelopment and operations of existing County-owned Project Sites, under the RAD Program (See Attachment 1). Additionally, the County reserves the right to use this pool for selection of developers for projects on County owned land that will not incorporate the RAD Program.

Twenty-one vendors are being recommended for inclusion in the pool, of which 14 have local addresses. A total of 25 vendors responded to the solicitation. Over 2,900 vendors were notified via email and by BidSync, of which 200 viewed the solicitation, and 68 downloaded the solicitation. The County may, at its sole discretion, reopen the request for qualifications process to allow additional vendors to be added to the pool at any time, subject to ratification by the Board on a bi-annual basis.

The Committee determined that the 21 vendors mentioned above have the necessary qualifications, financial strength, and relevant experience for the redevelopment of County's Project Sites under the RAD Program.

## **Scope**

The scope of this item is countywide in nature.

**Fiscal Impact/Funding Source**

There is no fiscal impact for the establishment of this pool for a five-year initial term, with two, five-year options to renew. The options to renew will be presented to the Board for approval prior to renewal. All future award recommendations for ground lease and master development agreements, for any of the Project Sites under this pool, will also be presented to the Board for approval.

**Track Record/Monitor**

Pearl Bethel of the Internal Services Department is the Procurement Contracting Manager.

**Delegated Authority**

Upon approval of this item, a pool of prequalified vendors will be established to participate and submit proposals in response to future WOPRs for the development of any of the Project Sites. The County Mayor or the County Mayor's designee will have the authority to (a) exercise all provisions of the solicitation documents and any resulting agreement pursuant to Section 2-8.1 of the County Code and Implementing Order 3-38; (b) add vendors to the pool at any time, subject to ratification by the Board on a bi-annual basis; c) solicit proposals, pricing, and negotiate ground leases, execute master development agreements or any other applicable agreements or contracts, subject to the Board and HUD's approval.

**Vendors Prequalified for Pool**

Twenty-five vendors responded to the solicitation, including one "No Bid." A total of 21 are being recommended for inclusion in the pool, of which 14 have local addresses. See Attachment No. 2, Vendor Table, for the list of Vendors Prequalified for Pool.

Pursuant to Resolution No. R-477-18, fewer than 75 percent of vendors recommended are local due to lack of firms having the required qualifications experience and capacity necessary to develop the Project Sites under the RAD Program.

**Vendors Not Prequalified for Pool**

Four vendors are not recommended for inclusion in the pool as they did not sufficiently demonstrate their capacity, financial strength, or experience to successfully redevelop and maintain large multifamily housing projects for public housing agencies. See Attachment No. 2, Vendor Table, for the list of Vendors Not Prequalified for Pool.

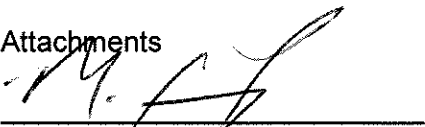
**Due Diligence**

Pursuant to Resolution No. R-187-12, due diligence was conducted in accordance with the Internal Services Department's Procurement Guidelines to determine vendor responsibility, including verifying corporate status and that there are no performance and compliance issues. The lists that were referenced included convicted vendors, debarred vendors, delinquent contractors, suspended vendors, and federal excluded parties. There were no adverse findings relating to vendor responsibility.

**Applicable Ordinances and Contract Measures**

- The two percent User Access Program provision does not apply.
- The Small Business Enterprise Selection Factor and Local Preference do not apply.
- The Living Wage does not apply.

Attachments

  
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Maurice L. Kemp  
Deputy Mayor

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**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**DATE:** April 7, 2020

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Agenda Item No. 8(F)(2)

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
- Statement of social equity 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 present , 2/3 membership , 3/5's , unanimous , CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) , CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) , or CDMP 9 vote requirement per 2-116.1(4)(c)(2)  to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(F)(2)  
4-7-20

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AUTHORIZING ESTABLISHMENT OF PREQUALIFICATION POOL RFQ-01295 FOR THE REDEVELOPMENT OF COUNTY-OWNED PUBLIC HOUSING PROPERTIES UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM FOR THE PUBLIC HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT FOR AN INITIAL FIVE-YEAR TERM; WAIVING SECTIONS 2-8.3 AND 2-8.4 OF THE COUNTY CODE RELATING TO BID PROTEST PROCEDURES BY A TWO-THIRDS VOTE OF THE BOARD MEMBERS PRESENT; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE ALL PROVISIONS OF THE SOLICITATION DOCUMENTS AND ANY RESULTING AGREEMENT PURSUANT TO SECTION 2-8.1 OF THE COUNTY CODE AND IMPLEMENTING ORDER 3-38, ADD VENDORS TO THE POOL AT ANY TIME, SUBJECT TO RATIFICATION BY THE BOARD ON A BI-ANNUAL BASIS, AND SOLICIT PROPOSALS, PRICING, AND NEGOTIATE GROUND LEASES, EXECUTE MASTER DEVELOPMENT AGREEMENTS OR ANY OTHER APPLICABLE AGREEMENTS OR CONTRACTS, SUBJECT TO THE BOARD AND THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S APPROVAL

**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:

**Section 1.** This Board authorizes the establishment of prequalification pool RFQ-01295 for the redevelopment of County-owned public housing properties, as set forth in Attachment 1 attached hereto and incorporated herein by reference, under the Rental Assistance Demonstration Program ("RAD Program") for the Public Housing and

Community Development Department for an initial five-year term. The pool shall include the developers identified in Attachment 2 attached hereto and incorporated herein by reference. This Board further authorizes the County Mayor or County Mayor's designee to (a) exercise all provisions of the solicitation documents and any resulting agreement pursuant to section 2-8.1 of the County Code and Implementing Order 3-38; (b) add vendors to the pool at any time, subject to ratification by this Board on a bi-annual basis; and c) solicit proposals, pricing, and negotiate ground leases, execute master development agreements or any other applicable agreements or contracts, subject to the Board and the United States Department of Housing and Urban Development's ("HUD") approval. A copy of the solicitation document and resulting contracts are on file and available upon request from the Internal Services Department, Strategic Procurement Division.

**Section 2.** This Board waives the requirements of sections 2-8.3 and 2.-8.4 of the Miami-Dade County Code pertaining to bid protests, by a two-thirds vote of the Board members present, to allow the County the opportunity to establish the prequalification pool and begin the Work Order Proposal Request process without any delays; and to comply with HUD's timelines for getting the finance plans for the County's top tier housing projects identified for conversion through the RAD Program.

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:

Audrey M. Edmonson, Chairwoman	
Rebeca Sosa, Vice Chairwoman	
Esteban L. Bovo, Jr.	Daniella Levine Cava
Jose "Pepe" Diaz	Sally A. Heyman
Eileen Higgins	Barbara J. Jordan
Joe A. Martinez	Jean Monestime
Dennis C. Moss	Sen. Javier D. Souto
Xavier L. Suarez	

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The Chairperson thereupon declared the resolution duly passed and adopted this 7<sup>th</sup> day of April, 2020. 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.



Terrence A. Smith

**ATTACHMENT 1 - PROJECT SITES, LIST OF PROJECTS AND UNITS**

The following is the list of Miami-Dade County Projects and units subject to the development under the Rental Assistance Demonstration (RAD) Program for this pool. Subject to the approval of the Board of County Commissioners, the County at its sole discretion may add, delete, or modify these Projects and units offered for development under this pool. The County may also group two or more Projects under any future Work Order Proposal Request Process.

<b>Project Name</b>	<b>Address</b>	<b>Number of Converting Units</b>	<b>Commission District</b>	<b>Housing Type</b>
Gwen Cherry 07	NE 2nd Avenue & NE 67th Street Miami, FL 33138	32	District 3	Family
Gwen Cherry 06	NW 1st Court & 71st Street Miami, FL 33150	8	District 3	Family
Gwen Cherry 8	NW 11th Avenue & NW 23rd Street Miami, FL 33127	21	District 3	Family
Gwen Cherry 12	NW 10th Avenue & NW 29th Street Miami, FL 33127	6	District 3	Family
Gwen Cherry 13	NW 12th Avenue & NW 24th Street Miami, FL 33127	31	District 3	Family
Gwen Cherry 14	2099 NW 23rd Street Miami, FL 33142	78	District 3	Family
Gwen Cherry 15	NW 23rd Avenue & NW 23 Street Miami, FL 33142	28	District 3	Family
Gwen Cherry 16	NW 20th Avenue & NW 18th Terrace Miami, FL 33125	70	District 3	Family
Wynwood Elderly	3000 NW 3rd Avenue Miami, FL 33127	72	District 3	Elderly
Town Park	NW 5th Avenue & NW 19th Street Miami, FL 33136	38	District 3	Family
Parkside I & II	333 NW 4th Avenue & 357 NW 3rd Street Miami, FL 33128	56	District 5	Elderly
Stirrup Plaza Family	3707 Percival Avenue Miami, FL 33133	24	District 7	Family
Arthur Mays Villa	11341 SW 216th Street Miami, FL 33170	173	District 9	Family
Goulds Plaza	U.S. 1 & SW 213th Street Miami, FL 33189	50	District 9	Elderly
Southridge I	11200 SW 192nd Street Miami, FL 33157	76	District 9	Family
Southridge II	11200 SW 192nd Street Miami, FL 33157	30	District 9	Family
Gwen Cherry 20	76 NW 77th Street Miami, FL 33150	23	District 3	Elderly
New Haven Gardens/ Site 05	7200 NE 2nd Avenue Miami, FL 33138	82	District 3	Family
Lemon City	150 NE 69th Street Miami, FL 33138	100	District 3	Elderly
Jose Marti Plaza	154 SW 17th Avenue Miami, FL 33135	55	District 5	Elderly
Little Havana Homes	1275 SW 1st Street Miami, FL 33125	28	District 5	Family



## ATTACHMENT 1 - PROJECT SITES, LIST OF PROJECTS AND UNITS

Project Name	Address	Number of Converting Units	Commission District	Housing Type
Perrine Gardens	10161 Circle Plaza West Miami, FL 33157	158	District 9	Elderly
Perrine Villas	10000 W Jessamine Street Miami, FL 33157	20	District 9	Family
Richmond Homes	SW 168th Street & SW 104th Avenue Miami, FL 33157	32	District 9	Family (Single-Family Homes)
Venetian Gardens	16100 NW 37th Avenue Opa Locka, FL 33054	52	District 1	Family
Opa Locka Elderly	2329 NW 136th Street Opa Locka, FL 33054	50	District 1	Elderly
Helen Sawyer Plaza Assisted Living Facility	1150 NW 11th Street Rd Miami, FL 33136	104	District 3	Elderly
Phyllis Wheatley	1701 NW 2nd Court Miami, FL 33136	40	District 3	Elderly
Claude Pepper	750 NW 18 Terrace Miami, FL 33136	166	District 3	Elderly
Donn Gardens	1871 NW 28th Street Miami, FL 33147	64	District 3	Elderly
Abe Arronovitz	2701 NW 18th Avenue Miami, FL 33142	55	District 3	Elderly
Annie Coleman 14	5125 NW 22nd Avenue Miami, FL 33142	245	District 3	Family
Annie Coleman 15	2200 NW 57th Street Miami, FL 33142	144	District 3	Family
Annie Coleman 16	5125 NW 22nd Avenue Miami, FL 33142 (Scattered Site)	210	District 2	Family
Ward Towers II (HOPE VI)	5301 NW 23rd Avenue Miami, FL 33142	100	District 3	Elderly Designated
Ward Towers I	2200 NW 54th Street Miami, FL 33142	200	District 3	Elderly Designated
Emmer Turnkey	7820 N Miami Avenue Miami, FL 33150	42	District 3	Elderly
Little River Plaza	8255 NW Miami Court Miami, FL 33150	86	District 2	Elderly
Little River Terrace	8351 NW 5th Place Miami, FL 33150	108	District 2	Family
Peter's Plaza	191 NE 75th Street Miami, FL 33138	102	District 3	Elderly Designated
Palm Tower	950 NW 95th Street Miami, FL 33150	103	District 2	Elderly Designated
Palm Court	930 NW 95th Street Miami, FL 33150	88	District 2	Elderly Designated
Twin Lakes	1205 NW 95th Street Miami, FL 33147	76	District 2	Elderly
Heritage Village I	SW 268th Street & 142nd Avenue Naranja, FL 33032	30	District 9	Family (Single- Family Homes)

**ATTACHMENT 1 - PROJECT SITES, LIST OF PROJECTS AND UNITS**

<b>Project Name</b>	<b>Address</b>	<b>Number of Converting Units</b>	<b>Commission District</b>	<b>Housing Type</b>
Heritage Village II	SW 142nd Avenue & SW 270th Street Naranja, FL 33032	26	District 9	Family (Single-Family Homes)
Naranja	26201 SW 139th Court Miami, FL 33032	116	District 9	Family
Moody Village	13500 SW 268th Street Homestead, FL 33032	64	District 9	Family (Single-Family Homes)
Pine Island I	12700 SW 272nd Street Miami, FL 33039	80	District 9	Family
Pine Island II	12700 SW 272nd Street Miami, FL 33039	50	District 9	Family
Moody Gardens	26810 SW 135th Avenue Homestead, FL 33032	34	District 9	Family
Wayside	Old Dixie Highway & SW 290th Street Miami, FL 33033	30	District 8	Family
Homestead Gardens	1542 SW 4th Street Homestead, FL, 33033	150	District 8	Family
Florida City Family	NW 6th Avenue & NW 6th Terrace Homestead, FL 33030	26	District 8	Family (Single-Family Homes)
Florida City Gardens	900 NW 6th Avenue Homestead, FL 33034)	50	District 9	Elderly Designated
West Homestead Gardens	SW 4th Court & 4th Street (345 SW 5th Street) Homestead, FL 33030	12	District 9	Elderly
Homestead Village	SW 5th Street & 5th Avenue Homestead, FL 33033	11	District 9	Family (Duplex/ Single-Family Homes)
Homestead East	1350 NE 13th Street Homestead, FL 33030	30	District 9	Elderly
Edison Courts	(325 NW 62 St. Miami, FL 33150)	345	District 3	Family
Edison Plaza Elderly	200 NW 55th Street Miami, FL 33127	80	District 3	Elderly Designated
Model Cities C	7641 NW 17th Avenue Miami, FL 33147	38	District 2	Family
Victory Homes	520 NW 75th Street Miami, FL 33150 (Scattered Site)	144	District 3	Family
Kline Nunn	8300 N Miami Avenue Miami, FL 33150	38	District 2	Elderly

Prequalification Pool No. RFQ-01295

ATTACHMENT NO. 2 – VENDOR TABLE

Vendors Prequalified for Pool

Vendor	Principal Address	Local Address*	Number of Employee Residents	Principal
			1) Miami-Dade 2) Percentage*	
AHS Residential, LLC	12895 SW 132 Street Suite 202 Miami, FL	Same	110	Ernesto Lopes
			75%	
Atlantic Pacific Communities, LLC	1221 NW 165 Street Miami, FL	Same	741	Jonathan A. Saporta
			51%	
Centennial Management Corp.	7735 NW 146 Street Suite 306 Miami Lakes, FL	Same	20	Lewis V. Swezy
			87%	
Cornerstone Group Partners, LLC	2100 Hollywood Blvd Hollywood, FL	2601 S Bayshore Drive Suite 725 Miami, FL	245	Jorge Lopez
			49%	
Gorman & Company, LLC	200 North Main Street Oregon, WI	None	0	Gary J. Gorman
			0%	
Housing Trust Group, LLC	3225 Aviation Avenue 6 Floor Coconut Grove, FL	Same	45	Matthew Rieger
			80%	
IDBG, LLC	11 Island Avenue Suite 1008 Miami Beach, FL	Same	4	Kareem Brantley
			44%	
Lincoln Avenue Capital Management, LLC	201 Santa Monica Blvd Suite 550 Santa Monica, CA	None	0	Jeremy Bronfman
			0%	
McCormack Baron Salazar, Inc.	720 Olive Street Suite 2500 Saint Louis, MO	2100 Ponce de Leon Suite 1260 Coral Gables, FL	2	Richard D. Baron
			3%	
McDowell Housing Partners, LLC and National Community Renaissance	601 Brickell Key Drive Suite 700 Miami, FL	Same	7	Christopher Shear
			2%	
New Urban Development, LLC	8500 NW 25 Avenue Miami, FL	Same	5	Oliver L. Gross
			100%	
Pennrose, LLC	230 Wyoming Avenue Kingston, PA	None	0	Mark H. Dambly
			0%	
Pinnacle Communities, LLC	9400 S Dadeland Boulevard, Suite 100 Miami, FL	Same	18	David O. Deutch
			72%	
Preservation of Affordable Housing, Inc.	40 Court Street Suite 700 Boston, MA	690 NW 60 Street Miami, FL	27	Aaron Gornstein
			5%	
Procida Development Group	456 E 173 Street Bronx, NY	None	0	Mario Procida
			0%	
RAD MAG Development, LLC	2100 Coral Way Suite 405 Miami, FL	Same	54	Nikul A. Inamdar
			7%	
RUDG, LLC	315 S Biscayne Blvd 3 Floor Miami, FL	Same	33	Jorge M. Perez
			77%	

Prequalification Pool No. RFQ-01295

ATTACHMENT NO. 2 – VENDOR TABLE

**Vendors Prequalified for Pool (contd.)**

Vendor	Principal Address	Local Address*	Number of Employee Residents	Principal
			1) Miami-Dade 2) Percentage*	
Standard Southeast LLC	1819 Meeting Street, Suite 200 Charleston, SC	None	0	Jeffrey E. Jaeger Scott J. Alter Brad Martinson
			0%	
The Michaels Development Company I, LP	2 Cooper Street 14th Floor Camden, NJ	None	0	John J. O'Donnell Michael J. Levitt
			0%	
The Richman Group of Florida, Inc.	477 South Rosemary Avenue, Suite 301 West Palm Beach, FL	2701 Biscayne Blvd Miami, FL 33127	0	Richard P. Richman
			0%	
Volunteers of America National Services Corporation	1660 Duke Street Alexandria, VA	None	49	Michael King
			1%	

\*Provided pursuant to Resolution No. R-1011-15. Percentage of employee residents is the percentage of vendors' employees who reside in Miami-Dade County as compared to the vendor's total workforce.

**Vendors Not Prequalified for Pool**

Vendor	Reason for Not Recommending
Cazo Construction Corp.	Evaluation Scores/Ranking
Opa-locka Community Development Corporation	
The Benoit Group	
W.W. Grainger, Inc.	No Bid*

\*A "No Bid" means the vendor responded indicating that it will not be providing an offer.