

Date: May 19, 2020

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

Agenda Item No. 8(N)(3)

From: Carlos A. Gimenez
Mayor



Subject: Recommendation to Reject all Proposals Received for Design-Build Services for the Quail Roost Park & Ride, Project No. DB14-MDT-01, Contract No. CIP071-CT1-TR14

Recommendation

It is recommended that the Board of County Commissioners (Board) reject all proposals received for Project No. DB14-MDT-01, Contract No. CIP071-CT1-TR14 for Design-Build Services for the Quail Roost Park and Ride Facility.

Fiscal Impact/Funding Source

There is no fiscal impact to Miami-Dade County (County) with the rejection of all proposals.

Background

On April 21, 2015, the Request to Advertise (RTA) was approved and filed with the Clerk of the Board with a subsequent revision to the RTA filed with the Clerk of the Board on June 1, 2015. A request for Design-Build Services was issued on May 21, 2015. A total of 18 firms attended the Step 1 pre-submittal project briefing held on May 26, 2015. Three proposals were received and filed with the Clerk of the Board by June 22, 2015.

During the procurement process, the County received an unsolicited proposal from Atlantic Pacific Communities, LLC (APC) pursuant to Section 2-8.2.6(3)(a) of the Miami-Dade County Code (Code), for the construction of a mixed-use and Transit-Oriented Development (TOD) at Quail Roost (Quail Roost Transit Village). Consequently, on December 18, 2015, via Addendum No. 12, participating firms were notified by the Internal Services Department (ISD) that the project had been placed on hold by the Department of Transportation and Public Works (DTPW), formerly Miami-Dade Transit, until further notice.

APC's unsolicited proposal sought the creation, through a ground lease and a development agreement, of a mixed use TOD consisting of approximately 350 units of affordable housing, a park-and-ride garage with 261 spaces exclusively for transit users, a covered walkway from the garage to the existing busway shelter, a kiss-and-ride and 10,000 square feet of retail/office space. The TOD would be constructed on approximately 8.4 acres of County-owned land located along the South Dade Transitway between Quail Roost Drive and Eureka Drive, located in County Commission District 9, represented by Commissioner Dennis C. Moss.

The Department of Public Housing and Community Development (PHCD) and DTPW staff reviewed APC's proposal and concluded that it met the acceptance criteria specified in Section 2-8.2.6(3)(a) of the Code. Therefore, on December 6, 2016, the Board adopted Resolution No. R-1151-16, authorizing the County Mayor or the County Mayor's designee to accept the proposal for publication and issue a competitive solicitation in accordance with Section 2-8.2.6(3)(a) of the Code, to select a developer to design and build the Quail Roost Transit Village. Request for Proposal (RFP) Number 2017-01 was

released by PHCD and DTPW on February 17, 2017, for the design and construction of the Quail Roost Transit Village. Two applications were received by the deadline submission date of March 3, 2017. Following the conclusion of the procurement process, on February 21, 2018, the Board adopted Resolution No. R-169-18, awarding a ground lease to APC for the development of the Quail Roost Transit Village.

Vendors Not Recommended for Award

As a result of Board approved development of the Quail Roost Transit Village, all three proposals received for Project No. DB14-MDT-01 can be rejected as design-build services are no longer required.

Stonehenge Construction, LLC.	Rejection of all Proposals
Florida Construction & Engineering, Inc.	
VPJV, LLC	



Jennifer Moon
Deputy Mayor



MEMORANDUM
(Revised)

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

DATE: May 19, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 8(N)(3)

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(N)(3)
5-19-20

RESOLUTION NO. _____

RESOLUTION REJECTING ALL PROPOSALS RECEIVED FOR
DESIGN BUILD SERVICES FOR THE QUAIL ROOST PARK & RIDE,
PROJECT NO. DB14-MDT-01, CONTRACT NO. CIP071-CT1-TR14

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 rejects all proposals received for Design Build Services for the Quail Roost Park & Ride, Project No. DB14-MDT-01, Contract No. CIP071-CT1-TR14.

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	

The Chairperson thereupon declared this resolution duly passed and adopted this 19th day of May, 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.



Bruce Libhaber