

Memorandum



Date: April 4, 2023

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

Agenda Item No. 8(P)(12)

From: Daniella Levine Cava
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava".

Subject: Recommendation for Approval to Reject Proposal for Development, Management, and Operation of Miami-Dade West Kendall District Park

Summary

This item recommends the rejection of the sole proposal received from Sports City International, LLC (SCI) for the development, management, and operation of Miami-Dade West Kendall District Park (MDWKDP) for the Parks, Recreation, and Open Spaces Department (PROS).

The SCI proposal was evaluated and recommended for negotiations by a Competitive Selection Committee in a remote selection meeting held on June 22, 2020. Commencing on September 3, 2020, 14 negotiation meetings were held with SCI, wherein various aspects of the project were discussed and negotiated, including scope of work, schedule, compensation, financing, and deed restrictions. The County was unable to verify if SCI had the financial wherewithal to deliver the project. In November 2021, in an effort to provide SCI with every opportunity to negotiate an agreement, the County issued a notice requesting proof of financing in the form of a letter of intent from a financial institution. SCI was advised, absent proof of financing, the County would terminate negotiations. SCI provided documentation in response to the County's request and five negotiation meetings were subsequently held. Even with this additional documentation, the County was unable to verify the financial standing of SCI. On September 6, 2022, SCI notified the County that their financial partner had withdrawn from the project. The final negotiation meeting was held on September 27, 2022, wherein the County and SCI mutually agreed to terminate negotiations as an impasse was reached due to SCI's inability to provide proof of financing for the project. Following the rejection of this proposal, and after performing a thorough review of the scope of work, project requirements, and market conditions, the County will re-advertise a competitive solicitation.

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the rejection of the sole proposal received under Request for Proposals No. *RFP-01435, Development, Management, and Operation of Miami-Dade West Kendall District Park*, for PROS.

Background

The County received an unsolicited proposal from Sports City International, LLC (SCI) on July 3, 2018 to provide for the development and operation of a multi-sports complex at MDWKDP. The Board, through Resolution No. R-333-19, accepted the unsolicited proposal and directed the County Mayor or County Mayor's designee to advertise a competitive solicitation for the same project purpose as the unsolicited proposal.

On November 21, 2019, a solicitation was advertised under full and open competition. The solicitation closed on January 17, 2020 and the only response the County received was from SCI. A survey of the vendors that viewed the solicitation, but did not submit a proposal, was performed to better understand the reason why one response was received. Responses to the survey included project was very complex, vendor can't be competitive, and vendor did not have sufficient time to submit proposal.

As previously stated, SCI was recommended for negotiations; however, in the end SCI and the County mutually agreed to terminate negotiations, because ultimately SCI was unable to provide proof of financing for the project.

The County will perform a thorough review of the scope of work, project requirements, and market conditions and will issue a new solicitation.

Scope

Miami-Dade West Kendall District Park is located within District 11, which is represented by Commissioner Roberto J. Gonzalez; however, the scope of this item is countywide in nature.

Delegated Authority

There is no delegated authority for this rejection.

Fiscal Impact/Funding Source

There is no fiscal impact to the County with the rejection of proposals.

Track Record/Monitor

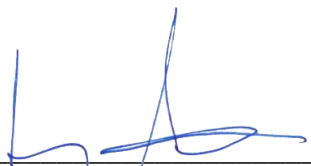
Saba Musleh of the Strategic Procurement Department is the Procurement Contracting Officer.

Vendor Not Recommended For Award

Vendor	Local Address	Reason for Not Recommending
Sports City International, LLC	Yes	Negotiations with vendor reached an impasse due to its inability to demonstrate financing for the project.

Applicable Ordinances and Contract Measures

- The two percent User Access Program provision would not have applied.
- The Small Business Enterprise Selection Factor and Local Preference would have applied.
- The Living Wage Ordinance would not have applied.
- The Responsible Wages Ordinance would have applied.



Jimmy Morales
Chief Operations Officer



MEMORANDUM
(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: April 4, 2023

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(P)(12)

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(P)(12)
4-4-23

RESOLUTION NO. _____

RESOLUTION REJECTING THE PROPOSAL RECEIVED IN
RESPONSE TO REQUEST FOR PROPOSALS NO. RFP-01435
FOR THE DEVELOPMENT, MANAGEMENT AND
OPERATION OF MIAMI-DADE WEST KENDALL DISTRICT
PARK

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 the proposal received in response to Request for Proposals No. RFP-01435 for the development, management and operation of Miami-Dade West Kendall District Park. A copy of the solicitation document and the proposal received in response are on file with and available upon request from the Strategic Procurement Department.

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:

Oliver G. Gilbert, III, Chairman	
Anthony Rodríguez, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Kevin Marino Cabrera	Sen. René García
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Eileen Higgins
Kionne L. McGhee	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 4th day of April, 2023. 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

LUIS G. MONTALDO, CLERK AD INTERIM

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Oren Rosenthal
Melanie J. Spencer