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OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Date: March 3, 2015

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

From: Carlos A. Gimenez
Mayor

Agenda Item No. 8(F)(3)

Subject: Recommendation to Reject all Proposals Received: Transit Oriented Development at NW 215 Street and NW 27 Avenue

Resolution No. R-205-15

Recommendation

It is recommended that the Board of County Commissioners (Board) approve rejection of all proposals received under *Request for Proposals (RFP) No. 00023, Transit Oriented Development at NW 215 Street and NW 27th Avenue.* This solicitation was issued for the construction a Transit Hub and certain commercial ventures on County-owned property located along NW 27 Avenue, south of the Florida Turnpike, in the City of Miami Gardens, Florida.

A proposal from United States Association of CDC, Inc., which did not contain the required revenue schedule identified as Form B-1 in the solicitation, was evaluated by the Evaluation/Selection Committee. In reviewing the proposal, the Evaluation/Selection Committee took note that the proposed approach for development relied upon financing from the County, which was not accounted for in the solicitation. The Evaluation/Selection Committee requested an oral presentation by United States Association of CDC, Inc. after initial review of the proposal. The Evaluation/Selection Committee determined that the approach and concept proposed in the oral presentation was substantially different than the written submittal. The Evaluation/Selection Committee concluded that the proposal did not warrant further consideration for award and rejection is recommended.

The solicitation will be re-advertised with additional efforts made to achieve more interest from the private sector, as well as exploration of other concepts that would be feasible and foster more interest from developers.

Scope

Although this project will be located in Commission District 1, which is represented by Commissioner Barbara J. Jordan, the project has a Countywide impact.

Fiscal Impact/Funding Source

The fiscal impact would have been $5.7 million dollars for the 30-year term.

Department	Allocation	Funding Source	Contract Manager
Transit	$5,700,000	State Funds ($2,850,000) and Revenue Generating Funds ($2,350,000)	Froilan Baez
Total	**$5,700,000**		

Track Record/Monitor

Kristina Guillen of the Internal Services Department is the Procurement Contracting Officer.

Background

The selected developer would have been required to construct a Transit Hub, which would include: i) a minimum of eight (8) Sawtooth Bus Bays, with four (4) of the bays being able to accommodate 60-foot articulated buses and the remaining four (4) bays able to accommodate 40-foot conventional buses, ii) a bus layover area able to accommodate a minimum of two (2), 60-foot articulated buses, iii) a park and ride facility with a minimum of 350 parking spaces, iv) a drop-off and pick-up area, and v) a Transit

Terminal with a waiting room, ticket office or machines, and a comfort station for bus operators. Overall site development was to promote a walkable pedestrian friendly environment that incorporates the Transit Hub and provided the surrounding community and transit patrons a variety of uses such as hotel, office, and retail space. The required commercial and/or mixed use component of the development was to be completed entirely at the expense of the selected proposer.

Vendors Not Recommended for Award

Proposer	Reason for Not Recommending
United States Association of CDC, Inc.	Rejection of Proposal
Beach Environmental Exterminating, Inc.	Submitted a "No Bid"

Applicable Ordinances and Contract Measures

- The User Access Program provision did not apply.
- The Local Preference Ordinance was included in the solicitation.
- Contract measures would have been applied to projects identified by the selected proposer.
- 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: March 3, 2015

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

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

_____ **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
Veto _____
Override _____

Agenda Item No. 8(F)(3)
3-3-15

RESOLUTION NO. R-205-15

RESOLUTION APPROVING REJECTION OF SOLE PROPOSAL TENDERED IN RESPONSE TO REQUEST FOR PROPOSALS NO. 00023 FOR TRANSIT ORIENTED DEVELOPMENT AT NW 215TH STREET AND NW 27TH AVENUE

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 sole proposal tendered in response to Request for Proposals No. 00023 Transit Oriented Development at NW 215th Street and NW 27th Avenue for the Miami-Dade Transit Department.

The foregoing resolution was offered by Commissioner **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of March, 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: Christopher Agrippa
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Alex S. Bokor