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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Agenda Item No. 8(A)(4)

Date: April 5, 2016

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

From: Carlos A. Gimenez
Mayor

Subject: Recommendation to Reject Request for Proposals for the Non-Exclusive Management Agreement for the Operation of the MIA Hotel and Related Amenities

Resolution No. R-263-16

Recommendation

It is recommended that the Board of County Commissioners (Board) reject the four (4) proposals received by the Miami-Dade Aviation Department (MDAD) for Request for Proposals (RFP) No. MDAD-06-14 from the following firms for the Operation of the MIA Hotel and Related Amenities:

- Pyramid Advisors LP (d/b/a Pyramid Hotel Group) (Pyramid)
- Driftwood Hospitality Management II, LLC (Driftwood)
- MIA Hotel Partners, LLC
- Fincord, LLC

Scope

Miami International Airport (MIA) is located primarily within District 6, which is represented by Commissioner Rebeca Sosa; however, the impact of this agenda item is countywide, as MIA is a regional asset.

Fiscal Impact/Funding Source

Not applicable, as this is a rejection of the four (4) proposals received for this RFP.

Track Record/Monitor

Not applicable, as this is a rejection of the four (4) proposals received for this RFP.

Background

The RFP for the subject project was advertised on October 3, 2014 for a qualified firm to manage, operate, and maintain a first-class, full-service hotel and related amenities at MIA.

On November 24, 2014, proposals were received from the four (4) firms listed above. Three (3) of the four (4) firms were found non-responsive by the County Attorney's Office. Both Driftwood and MIA Hotel Partners, LLC were found non-responsive relating to issues with their Proposal Guarantees. Specifically, the name in which the proposal bond was issued (Driftwood Hospitality Management, LLC.) was not the name of the proposing entity, Driftwood II, thus, there was no bond securing the proposal submitted by Driftwood. MIA Hotel Partners, LLC submitted a Letter of Credit (LOC) in the name of Tri Adelfi Consulting, Inc. The LOC does not secure performance by MIA Hotel Partners, LLC, instead

it secures performance by Adelfi, who is not proposing and not eligible for award. Fincord, LLC was found nonresponsive for having submitted a proposal that included a modification that did not match what was requested in the RFP.

The Evaluation/Selection Committee met on April 14, 2015 to review the sole remaining responsive proposal submitted by Pyramid and again for an oral presentation on April 30, 2015. The Committee recommended award of the agreement to Pyramid and reminded Pyramid of the obligation to provide, as a condition of award, the required labor peace agreement. Since that time, there have been numerous communications between Pyramid and the labor union Unite Here in attempts to achieve a labor peace agreement, without success. Accordingly, MDAD is presenting this recommendation to reject and will evaluate options moving forward. There are no plans to rebid at this time.

Jack Osterholt, Deputy Mayor

MEMORANDUM

(Revised)

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

DATE: April 5, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 8(A)(4)

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 ____, 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(A)(4)

4-5-16

RESOLUTION NO. R-263-16

RESOLUTION REJECTING ALL PROPOSALS RECEIVED IN CONNECTION WITH THE NON-EXCLUSIVE MANAGEMENT AGREEMENT FOR THE OPERATION OF THE HOTEL MIA AND RELATED AMENITIES AT MIAMI INTERNATIONAL AIRPORT, RFP NO. MDAD-06-14

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 hereby rejects all proposals received in connection with the Non-Exclusive Management Agreement for Operation of the Hotel MIA and Related Amenities at Miami International Airport, RFP No. MDAD 06-14.

The foregoing resolution was offered by Commissioner **Esteban L. Bovo, Jr.**, who moved its adoption. The motion was seconded by Commissioner **Barbara J. Jordan** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of April, 2016. 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.

David M. Murray