

Date: February 18, 2015

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

From: Carlos A. Gimenez
Mayor

Subject: Update Regarding Resolution for Solicitation of Proposals for Public Private Partnership for County Civil and Criminal Court Facilities and Jail Facilities

On February 3, 2015, the Board of County Commissioners (Board) approved Resolution R-151-15, which set various timelines for the submittal and approval of solicitation documents and contract awards associated with Public Private Partnerships (P3s) to design, build, finance, operate, and maintain County civil and criminal court and jail facilities. While I strongly support P3s as an alternative method for the development of such facilities and associated services, I am concerned with the timeframes allotted. Projects of this magnitude and financial investment require multiple, inter-related steps and extensive due diligence. Staff is already at work preparing the necessary solicitation documents to ensure that each step in the procurement process, which is set by Board policy, is being addressed concurrently. Below is our first status update, as well as an expected timeline for the various deliverables delineated in the Resolution that will be submitted to the Board in the coming months.

Request for Qualifications of P3 Firms

The Request for Qualifications (RFQ) to short list the number of firms for the P3 engagement is currently being drafted. It is expected that the RFQ document will be released for industry comment in March 2015, and upon incorporation of such comments must be submitted to the Board for approval prior to its official release as directed in the Resolution.

Request for Proposals

Concurrent with the development of the RFQ as well as the statutorily required P3 value analysis, staff will be developing the Request for Proposals (RFP) document. This document must also be submitted to the Board for approval prior to its release for advertisement. After Board approval of the RFP document, we expect that the advertisement, evaluation, selection and negotiations process will take approximately nine (9) months, followed by a final award recommendation to be submitted for Board approval.

Financial Advisory and Legal Services Solicitations

Staff is currently developing these solicitations. It is expected that the selection process for these two procurements will conclude with recommendations for award by July 2015.

The timeframes discussed above are necessary for due diligence by County staff, evaluation of the details of each submitted P3 proposal, and for complex contract negotiations to be finalized with the recommended firm. The timeframes recognize the many interrelated components of an acquisition of this magnitude that not only require a significant effort by County staff, but also substantial investments in terms of time, effort, and money by the private sector, which are essential to the success of this endeavor.

I share the Board's sense of urgency with respect to the needs of our civil and criminal court and jail facilities; however, we must be deliberate in our decisions to ensure that the community's interests are well protected and future needs met. We will be providing the Board with updates and recommended changes to the County's procurement policies to expedite such projects.

If you have any questions or concerns, please feel free to contact Deputy Mayor Edward Marquez at 305-375-1451 or Miriam Singer, Senior Assistant Director in the Internal Services Department, at 305-375-5502.

c: Honorable Chief Judge Bertila Soto
Robert A. Cuevas, Jr., County Attorney
Christopher Agrippa, Clerk of the Board
Office of the Mayor, Senior Staff
Lester Sola, Director, Internal Services Department
Charles Anderson, Commissioner Auditor