

Memorandum



Date: May 8, 2015
To: Lester Sola, Director
Internal Services Department
From: Miriam Singer, CPPO, Assistant Director
Internal Services Department
Subject: Request for Approval to Add Members to the Developer Pool for Public Housing and Community Development Projects

CLERK OF THE BOARD

2015 MAY 14 AM 9:28

CLERK, CIRCUIT & COUNTY CTS
MIAMI-DADE COUNTY, FLA.
#1

Approval to expand pre-qualification pool No. RFQ 794A, which is within your delegated signature authority, is requested. The awarded firms and pool term are set forth below. On March 4, 2014, the Board approved Request for Qualifications (RFQ) 794A which established a prequalified pool of 19 vendors capable of developing affordable housing on public housing sites overseen by the Miami-Dade Public Housing and Community Development Department (PHCD). The department's primary goal under this solicitation is to rehabilitate its existing developments and increase the supply of affordable, quality housing for County residents. The developers shall incorporate creative and sustainable design solutions per awarded project. The solicitation includes a provision for adding new developers to the pool to increase competition for public housing development projects.

Accordingly, in an effort to secure additional pool members, the County re-issued the solicitation as RFQ 794B on May 19, 2014. Eleven firms responded to the solicitation and were evaluated by a Selection Committee based on the solicitation's pass/fail minimum qualification criteria. The committee determined that two firms met the criteria for addition to the developer pool. The two firms were subsequently approved for addition to the developer pool.

The Public Housing and Community Development Department requested that the pool be reopened in 2015 to add members in order to meet the demand for Liberty Square Rising. Liberty Square is Miami-Dade County's largest public housing site, comprised of 709 family units, which will be demolished and replaced with a new development using a mixed-income, mixed-finance, mixed-use approach. The County re-issued the solicitation as RFQ 794C on February 20, 2015. Eight firms responded to the solicitation and were evaluated by a Selection Committee based on the solicitation's pass/fail minimum qualification criteria. The committee determined that three firms have met the criteria and are recommended for addition to the developer pool.

Contract Number: RFQ 794C
Contract Title: Developer Pool for Public Housing and Community Development Projects
Contract Amount, Term and Cumulative Value: No funds are being expended under this solicitation. The pool term is five years, with two, five-year options to renew.
Prior Contract Number, Amount and Term: N/A
UAP Applies: No, as this is a revenue-generating contract
Local Preference Applies: Yes, applied during spot market competition
Measures: Determined once PHCD issues a solicitation for a developer project

User Department / Allocation / Funding Source:

Department	Allocation	Funding Source
Public Housing and Community Development	N/A	N/A

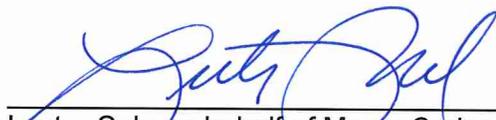
Vendors Recommended for inclusion in the Pool:

Recommended Firm	Address
Preservation of Affordable Housing, Inc.	40 Court Street, Suite 700, Boston, MA
Miami Redevelopment Partners, LLC	1414 E. Primrose Street, Suite 100, Springfield, MO
Centennial Management Corp.	7735 NW 146 Street, Suite 306, Miami Lakes, FL

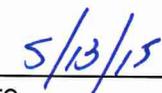
Vendors Not Recommended for Inclusion in the Pool:

Firm	Reason for Not Recommending
Habitat for Humanity of Greater Miami	Vendor did not meet minimum qualifications as specified in the solicitation.
Integral Development, LLC	
New Columbia Residential, LLC	
Creative Choice Group	
Tacolcy Economic Development Corporation	

Procurement Contracting Officer: Kristina Guillen



 Lester Sola on behalf of Mayor Carlos A. Gimenez
 Approved



 Date