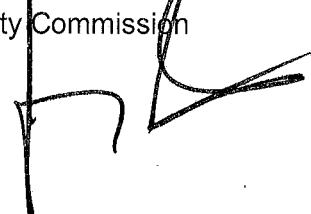


# MIAMI BEACH

Procurement Department, 1755 Meridian Avenue, 3<sup>rd</sup> Floor, Miami Beach, Florida 33139, www.miamibeachfl.gov, 305-673-7490

## COMMISSION MEMORANDUM

TO: Dan Gelber and Members of the City Commission

FROM: Jimmy L. Morales, City Manager 

DATE: January 16, 2019

SUBJECT: **REQUEST APPROVAL TO ISSUE REQUEST FOR PROPOSALS (RFP) NO. 2019-098-KB FOR THE DEVELOPMENT OF THE BARCLAY WORKFORCE HOUSING PROJECT**

### ADMINISTRATION RECOMMENDATION

Authorize the issuance of the RFP.

### BACKGROUND

On May 6, 2015, via Resolution No. 2015-29017 and later amended Resolution No. 2017-29758, the City Commission directed that the Barclay Plaza Apartments be developed as Workforce Housing serving persons employed in the public safety, education and municipal sectors earning up to 140% of the Area Median Income (AMI). In addition, Resolution No. 2017-29758 accepted the recommendations made by the Land Use and Development Committee to incentivize the private development of Workforce Housing. On April 26, 2017, the City Commission adopted Resolution No. 2017-29823 accepting the recommendations made by the Finance and Citywide Projects Committee for the development of the Barclay Plaza Apartments:

- A. Income limits increased to accommodate households earning up to 140% AMI, and thereby ensure the broadest inclusion of City of Miami Beach municipal workers and educators as possible;
- B. Two-year employment tenure be the minimum threshold for eligibility of tenants served by the Project;
- C. The parking lot and existing pool at the Barclay Plaza Apartments are included in the development area for the Project to maximize the number of units that can be developed for Workforce Housing purposes.

On July 27, 2017, the City Commission adopted Resolution No. 2017-29925 that accepted the recommendations of the June 16, 2017 Finance and Citywide Projects Committee providing the following parameters for the Barclay Plaza Apartments development: Projected rents to be established at 30% of the targeted AMI ranges and adjusted for unit size or currently approximately \$1,569 - \$1,813 for a one bedroom unit, and \$1,813 - \$2,380 for a two-bedroom unit in order to ensure that units remain Affordable for the targeted workforce sectors.

The existing historic building is comprised of 66 single room occupancy (SRO) units. The net number of developed units will be lower to ensure compliance with existing minimum unit size requirements. Further, the addition of a building on the existing parking lot adjacent to the Barclay Plaza Apartments can yield an additional 30 to 36 units. The maximum FAR for the site is 2.0 with a height limit of five (5) stories. Below are the development calculations provided by The Concourse Group:

FAR Assumptions		FAR Assumptions with Comprehensive Zoning Amendment	
Land Area	26,250	Land Area	26,250
FAR	2.00	FAR	2.00
Total Area Allowed	52,500	Total Area Allowed	52,500
Existing Building	28,433	Existing Building	28,433
Accessory Building Area Allowed	24,067	Accessory Building Area Allowed	24,067
Accessory Building		Accessory Building	
Number of Stories	4.81	Number of Stories	4.81
Floor Size Allowance (Per Setback)	4,996	Floor Size Allowance (Per Setback)	4,996
Maximum Allowable Building Size	24,031	Maximum Allowable Building Size	24,031
Total Unit Space (Minus Common Area)	91%	Total Unit Space (Minus Common Area)	91%
Unit Space Remaining	21,932	Unit Space Remaining	21,932
Average Unit Size	800	Average Unit Size	400
# of Units	27	# of Units	54

On October 18, 2017 City Commission authorized the administration to release the final draft of Request for Proposals (RFP) No. 2018-021-KB for Barclay Plaza Apartments Lease – Design, Build, Operate and Maintain Workforce Housing Apartments via LTC to City Commission. On November 21, 2017, the Administration issued RFP No. 2018-021-KB via LTC to City Commission. Upon City Commissions acceptance, on November 30, 2017, the RFP was issued. Given that one (1) proposer provided a response and the response was deemed non-responsive, the Administration terminated the RFP and will re-solicit proposals.

By means of this RFP, the City seeks to enter into a lease agreement with a developer to design, build, operate and maintain workforce housing at the Barclay Plaza property owned by the City of Miami Beach. Accordingly, the City is seeking a development partner with proven experience in the development of similar facilities or Projects, and the financial and professional qualifications to deliver high-quality, economically feasible Project(s). The City is interested in evaluating the experience and financial capacity of each developer in assuming the design-build process of the Barclay Plaza Apartments (“Barclay”) located at 1940 Park Avenue, Miami Beach, FL 33139 (the “property”).

RFP submissions will be evaluated in accordance with the criteria established in Section 0400 for Phase I Evaluation. Following selection of the short-listed proposers pursuant to the RFP, the short-listed proposers will be allotted approximately 45 days to prepare a technical response. The short-listed proposers will also be provided, with the formal technical requirements and the Agreement.

- **MINIMUM QUALIFICATIONS.** Please Reference, Appendix C, Page 29, RFP 2019-098-KB for the Development of the Barclay Workforce Housing Project (attached).
- **SUBMITTAL REQUIREMENTS.** Please Reference Section 0300, Page 10 RFP 2019-098-KB for the Development of the Barclay Workforce Housing Project (attached).
- **CRITERIA FOR EVALUATION.** Please Reference Section 0400, Page 18, RFP 2019-098-KB for the Development of the Barclay Workforce Housing Project (attached).

Following the receipt of proposals an Evaluation Committee will review proposals in accordance with the criteria established in the RFP. I am considering appointing the following individuals to serve on the Evaluation Committee:

- Maria Cerna, Deputy Director, Office of Capital Improvement Projects
- Maria Ruiz, Director, Housing and Community Services
- David Smith, Chair, Affordable Housing Advisory Committee
- Deborah Tackett, Chief of Historic Preservation, Planning Department
- Allison Williams, Deputy Director, Finance Department

Alternates:

- Matthew Land, Member, Affordable Housing Advisory Committee
- Rogelio Madan, Chief of Community and Sustainability Planning
- Alba Tarre, Assistant Director, Housing and Community Services

### **CONCLUSION**

The City Manager recommends that the Mayor and Commission authorize the issuance of the RFP 2019-098-KB for the Development of the Barclay Workforce Housing Project, subject to funds availability approved through the City's budgeting process.

### **ATTACHMENTS**

Attachment A: RFP 2019-098-KB for the Development of the Barclay Workforce Housing Project.

JLM / KGB/ MR/ AD/ KB