RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE CITY MANAGER PERTAINING TO THE RANKING OF PROPOSALS WITH RESPECT TO PHASE II OF THE RFP SELECTION PROCESS, PURSUANT TO REQUEST FOR PROPOSAL (RFP) NO. 2016-009-ME, SEEKING PROPOSALS FROM PARTIES INTERESTED IN PARTNERING WITH THE CITY TO DEVELOP PUBLIC PARKING GARAGES WITHIN THE CITY OF MIAMI BEACH; AUTHORIZING THE ADMINISTRATION TO ENTER INTO NEGOTIATIONS WITH THE TWO (2) PROPOSERS: WASHINGTON PROPERTIES, LLC / RF 930 WASHINGTON, LLC AND TERRANOVA CORPORATION; WITH ANY FINAL NEGOTIATED AGREEMENT(S) SUBJECT TO PRIOR APPROVAL OF THE MAYOR AND CITY COMMISSION.

WHEREAS, Request for Proposals No. 2016-009-ME (the "RFP") was issued on October 14, 2015, with an opening date of January 19, 2016; and

WHEREAS, a voluntary pre-proposal meeting was held on November 3, 2015; and

WHEREAS, the City received a total of two (2) proposals; and

WHEREAS, on February 10, 2016, the City Manager, via Letter to Commission (LTC) No. 062-2016, appointed an Evaluation Committee (the "Committee"), consisting of the following individuals:

- Max Sklar, Director, Tourism, Cultural and Economic Development Department, City of Miami Beach;
- Rogelio Madan, Principal Planner, Planning Department, City of Miami Beach;
- David Martinez, Director, Capital Improvement Projects Department, City of Miami Beach;
- Julie Santamaria, RBC Capital Markets;
- Saul Frances, Director, Parking Department, City of Miami Beach; and

The following individuals were appointed as alternates:

- Maria Cerna, Division Director, Capital Improvement Projects Department, City of Miami Beach;
- Mark Milisits, Asset Manager, Cultural and Economic Development Department, City of Miami Beach;
- Monica Beltran, Assistant Director, Parking Department, City of Miami Beach; and

WHEREAS, the Committee convened on February 17, 2016 to consider the proposals received; Mr. Max Sklar, Mr. Tomas Mooney, and Ms. Carmen Sanchez were unable to participate as committee members; therefore Mr. Mark Milisits and Mr. Rogelio Madan served as members; and

WHEREAS, the Committee was provided an overview of the project, information relative to the City's Cone of Silence Ordinance and the Government Sunshine Law, general information on the scope of services, references, and a presentation from each proposer; and

WHEREAS, the Committee was instructed to score and rank each proposal pursuant to the evaluation criteria established in the RFP; and

WHEREAS, the Committee's ranking was as follows: Washington Properties, LLC / RF 930 Washington, LLC, which proposed a mixed use project at 900-930 Washington Avenue; and Terranova Corporation, which proposed a garage project at 830-836 West 42nd Street; and

WHEREAS, on March 9, 2016, the City Commission approved Resolution No. 2016-29322, authorizing the shortlist of the two (2) responsive proposers; Washington Properties, LLC and RF 930 Washington, LLC, and Terranova Corporation, to proceed to Phase II of the RFP evaluation process; and

WHEREAS, on March 18, 2016, the City initiated Phase II of the evaluation process via Addendum No.4 of the RFP and held a voluntary pre-proposal meeting on March 28, 2016 with both proposers; and

WHEREAS, on June 3, 2016, the City received the proposals for Phase II; and

WHEREAS, it was determined that it would be in the best interest of the project to maintain the same Committee that evaluated the proposers during Phase I; and

WHEREAS, the Evaluation Committee convened on August 17, 2016, and August 26, 2016 to consider the proposals received, with Mr. Saul Francis was unable to attend; and

WHEREAS, the Committee's ranking was as follows: Washington Properties, LLC / RF 930 Washington, LLC; and Terranova Corporation; and

WHEREAS, after reviewing all the submissions and the results of the evaluation process, the City Manager recommends that the Mayor and City Commission authorize the Administration to enter into negotiations with both proposers Washington Properties, LLC and RF 930 Washington, LLC, and Terranova Corporation.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby accept the recommendation of the City Manager pertaining to ranking of proposals with respect to Phase II of the RFP selection process pursuant to Request for Proposal (RFP) No. 2016-009-ME to seek Proposals From Parties Interested in Partnering with the City of Miami Beach, Florida, to Develop Public Parking Garages within The City; and authorize the Administration to enter into negotiations with both proposers, Washington Properties, LLC and RF 930 Washington, LLC and Terranova Corporation, with any final negotiated agreement(s) subject to prior approval of the Mayor and City Commission.

PASSED AND ADOPTED this _____ day of _____2016.

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Philip Levine, Mayor

ATTEST:

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Rafael E. Granado, City Clerk

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APPROVED AS TO FORM & LANGUAGE & FOR EXECUTION

8/30/16

City Attorney RAP Date