

**City of Coral Gables City Commission Meeting**  
**Agenda Item H-1**  
**December 6, 2016**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Jim Cason**  
**Commissioner Pat Keon**  
**Commissioner Vince Lago**  
**Vice Mayor Frank Quesada**  
**Commissioner Jeannett Slesnick**

**City Staff**

**City Manager, Cathy Swanson-Rivenbark**  
**Assistant City Manager, Peter Iglesias**  
**City Attorney, Craig E. Leen**  
**City Clerk, Walter J. Foeman**  
**Deputy City Clerk, Billy Urquia**  
**Finance Director, Diana Gomez**

**Public Speaker(s)**

**Raul Carreras**  
**Agustin Barrera**

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Agenda Item H-1 [0:00:00 a.m.]

A Resolution accepting the recommendation of the Chief Procurement Officer to authorize contract negotiations with AECOM Technical Services, Inc., and if necessary, with the other short-listed firms for the Public Safety Building Design Consultant, pursuant to Florida Statute 287.055, known as the “Consultants Competitive Negotiation Act” and Request for Qualifications (RFQ) 2016.05.MG.

Mayor Cason: And the last item we have is H-1.

City Manager Swanson-Rivenbark: I'm going to ask Peter to present the item together with the Procurement -- the Chief Procurement Officer, who's also our Finance Director. We're passing out a PowerPoint. But as he does, I want you to know that we understand what the Commission is saying in terms of perception and making sure that our codes are -- and our processes are beyond reproach. We have -- through your instruction; we are revising the procurement process, so that if a consultant is helping us on a smaller project through the CCNA project, they are precluded from competing moving forward. So, we are absolutely making that correction. What I will also tell you is I made personal calls to the former Public Works director, to other people that were involved in the process, and I will assure you two things. One, AECOM was not involved in the drafting of the RFQ. Some people had suggested that they were; they were not. And secondly, we were operating with the best of intentions in this process. We had reviewed with the City Attorney's Office to make sure that we were doing what was appropriate. But we understand what the Commission is saying in terms of perception, and so, we have revised our process moving forward. But I will also tell you that this public safety project is a very important project for us. It is the largest capital project you will have done in many, many years, and we have to get it right. And with that, we formed an Evaluation Committee that had never had any involvement with the project before in order to separate and distance, to further prevent added benefit. And I asked Peter Iglesias, our Assistant City Manager and Chief Building Official, to lead that effort. So, if you would give your presentation, together with Procurement, in full support of this recommendation.

Finance Director Gomez: This is a resolution to accept the recommendation of the Chief Procurement Officer to authorize contract negotiations with AECOM Technical Services, Inc., and if necessary, with the other short-listed firms in the Public Safety -- for the Public Safety Building Design Consultant, pursuant to Florida Statute 287.055, known as the "Consultants Competitive Negotiations Act" and Request for Qualification (RFQ) 2016.05.MG. I passed out a PowerPoint presentation I would like to go over. Slide 1 of the presentation, we have the RFQ

timeline. This process started in May 2016, when the RFQ was advertised. It was emailed to over 60 firms, listed with the American Institute of Architects in Florida. We held a non-mandatory preproposal conference on May 12, 2016 and eleven firms were present. RFQ submittals were due on June 28, 2016, and seven proposers responded. On September 19, 2016, the Technical Review Committee evaluated, scored and ranked the proposers in the following order: Wolfberg Alvarez & Partners, AECOM Technical Services, Inc., Bermello Ajamil & Partners, Behar Font & Partners, Rodriguez and Quiroga Architects. These firms were invited to do presentations to the Evaluation Committee before final scoring and ranking was going to be done. The Technical Review Committee was comprised of the following individuals: Peter Iglesias, our Assistant City Manager, who holds a PE, CGC and CBO; Ed Santamaria, our Public Works Director, who holds a PE and CGC; Thomas Mooney, certified by the AICP. He's a Planning director for the City of Miami Beach and a resident of the City of Coral Gables; Judy Carter, a registered architect and a member of the Coral Gables Board of Architects and a resident of Coral Gables; and Wimal Suaris, PhD and PE from the University of Miami. As you can see, all very qualified individuals.

Assistant City Manager Iglesias: And let me say that none of the selection committee had any prior dealings with AECOM on any issue.

Mayor Cason: Thank you.

Finance Director Gomez: The next slide summarizes the scoring and ranking that was done after the presentations on the 12<sup>th</sup> of October. As you can see, the -- AECOM was scored and ranked the number-one firm, with Bermello Ajamil & Partners ranked as number two, and Wolfberg and Alvarez marked as number three.

Assistant City Manager Iglesias: Let me say also that three number one -- that AECOM received 60 percent of the number one scores. Three out of five, they scored of number two and number three. So, they were eight -- the lower the scoring, the better. They received eight points. A

maximum score would be a score of five. Sixty percent of the panel voted AECOM number one, one voted them number two, and the other voted them number three. So, they were in the top three from the entire panel

Finance Director Gomez: So, as mentioned, AECOM, the Technical Review Committee provided the final scoring and ranking and listed AECOM as the top-ranked firm. The final slide just provides a little bit of information on AECOM. It's a global professional services firm, had approximately 18 billion in revenues during fiscal year 2015, over 300 professionals locally, an 84-year history working in Miami-Dade County, and over 75 public safety projects completed, including some listed here, City of Miami College of Policing, St. Petersburg Police Headquarters, Lakeland Police Headquarters, Town of Davie Public Safety Building, Miami-Dade Public Safety and Fire-Rescue Training Facility, Seminole County Public Safety Building, and North Miami Beach Police Headquarters. City staff is requesting approval of this resolution to authorize contract negotiations with AECOM Technical Services, Inc., and if necessary, with the second and/or third ranked firms.

Assistant City Manager Iglesias: Let me say that this is an RFQ, Request for Qualifications. The Technical Committee has selected AECOM strictly on qualifications, nothing else. We reviewed the qualifications of the five finalists and found AECOM to be number one, and strictly on the qualification issue.

Mayor Cason: Okay. We have two speakers that would like to address us; one for Bermello and one for AECOM. We'll start with Raul Carreras, and then we'll have Agustin Barrera.

Raul Carreras: Good afternoon, Madam Manager, Commission, and Mr. Mayor. Raul Carreras, with Bermello Ajamil & Partners, offices at 2601 South Bayshore Drive, Suite 1000. Here, I guess you've heard the arguments and concerns have been raised that were raised at the time of the RFQ and the preselection committee meeting. I know that a question was posed whether AECOM should be allowed to continue or participate in the selection, and a legal opinion was

given that they should. I'm not an attorney. I respect the opinion. We appreciate it. Nonetheless, I think we can have a personal or a professional opinion. And our opinion is that when you have a firm or someone competing that has a relationship with the stakeholders and the users and they had an opportunity, through services they rendered before, to either interview departments, interview staff. They had intimate knowledge as to what needs to go into this building, which we, as other competitors, do not, and we're on a need-to-know basis. We basically relying on the information provided with the RFQ, in this case, the volume of AECOM's services was not provided to us. There were captions that were not even identified by names, the product of their service, but there were programs, there were schedules. There was a basis for us and other respondents to use, but I have a feeling -- and I don't know, because I don't know what they know -- that they are privy to much more information than the rest of the field. Having said that, they were allowed to continue. Here we are today. You know, if I were in their shoes, I would have gone into this feeling this was mine to lose, and here we are. We're not saying that the process was flawed. I think your staff has done an excellent job in vetting, and we were very happy with the consideration we were given. We just feel that maybe that level playing field was tilted a little bit in the process. We're not saying throw out the process. What I'd like to respectfully request is that a project as important and with the significance that this have -- I'd describe this as a once in a generation project. We're not going to see this again probably in my lifetime -- that you take a step back and at least have first-hand knowledge and informed decision-making abilities with what your selection will be. And what I ask is that you allow us and AECOM -- and if you want to extend it to the third -- and opportunity to present before you. I think if you had qualifications, if you had experience, if you had a firm to firm -- just as AECOM's experience was presented before you today, I would love the opportunity to present my firm's experience, so allow us that opportunity. Give us five minutes before you as them, and then make an informed decision. And that is all I have to say, and I will take any questions if you have.

Mayor Cason: Thank you. Mr. Barrera.

Agustin Barrera: Good afternoon, Mr. Mayor, Vice Mayor, Commissioners, Madam Manager. My name is Agustin Barrera. I'm with AECOM, offices at 800 Douglas Entrance. We've been with offices in Coral Gables for 48 years. We currently have almost a hundred employees working there. There's a lot of misconception with regards to our level of effort of what we did. We did not write the program. There's a misconception we wrote the program. The City staff, in its due diligence, wanted to make sure that -- there were three sites that were being considered for the building -- that, in fact, the building fit. So, we were given a program. We were asked to verify the program, and we were asked to do a test fit of that program on the three sites.

Vice Mayor Quesada: Okay, I don't speak engineering...

Mr. Barrera: Okay.

Vice Mayor Quesada: And I don't speak construction.

Mr. Barrera: Right.

Vice Mayor Quesada: Program. Define program.

Mr. Barrera: A program basically stipulates all the different functions that are going to go in the building, right. That program was given to us. It was developed by staff. We did not write the program.

Vice Mayor Quesada: They asked you to do a test fit.

Mr. Barrera: In other words...

Vice Mayor Quesada: Define test fit.

Mr. Barrera: Test fit...

Commissioner Lago: A test fit is...

Mr. Barrera: The program says the building's 200,000 square feet. There's three sites. We did massing studies to show how the building would fit in those three sites.

Vice Mayor Quesada: Massing studies.

Mr. Barrera: Yeah, vertical drawings, three-dimensional drawings to make sure that the buildings fit in those three sites, so that staff could then come back and make recommendations on which sites the building would fit in.

Vice Mayor Quesada: So, you -- when you do a massing study, correct me if I'm wrong -- again, I'm not in your industry.

Mr. Barrera: Yeah.

Vice Mayor Quesada: So, I'm just trying to understand this. When you do a massing study, you look at the FAR, the size of the lot and the largest that you can build under our Code.

Mr. Barrera: Right.

Vice Mayor Quesada: Right, you just put a box...

Mr. Barrera: Correct.

Vice Mayor Quesada: A 3D -- a CAD drawing box on the property, and you talk to staff and you say what? This is the max you can do. This is what it looks like.

Mr. Barrera: Yes.

Vice Mayor Quesada: So, they asked you to do a rendering of what something could potentially look like. 503

Mr. Barrera: It wasn't a rendering. It was really more -- it was a box.

Vice Mayor Quesada: Okay, I'm sorry. Maybe rendering is the wrong word.

Mr. Barrera: No, no. I'm just saying...

Vice Mayor Quesada: A picture...

Mr. Barrera: Because it was a box. It was really just a massing -- a mass of what would be a rectangular building, but it didn't have fenestration, didn't have arches, didn't have...

Vice Mayor Quesada: That was the only thing you guys were asked to do?

Mr. Barrera: No, we were asked to see which sites the buildings would fit best on. To do that, you don't need to do full-blown renderings of what the building would look like. You just need to demonstrate that it meets the FAR and meets the setbacks to ensure that the proposed site -- that the building would fit on that site. That's what we were asked to do.

Vice Mayor Quesada: Did you -- okay, did you know -- obviously, you knew what it was going to be used for.

Mr. Barrera: Yes.



Vice Mayor Quesada: Alright, you knew it was going to be a Police and Fire...

Mr. Barrera: Yes.

Vice Mayor Quesada: Location. Did you, at any point, tell staff that, oh, we think it's too big for what you need or it's too small?

Mr. Barrera: We basically worked with the program that we were given.

Vice Mayor Quesada: So, you...

Mr. Barrera: We made...

Vice Mayor Quesada: Okay, but hold on. You're...

Mr. Barrera: Some comments...

Vice Mayor Quesada: Using that word program again.

Mr. Barrera: Okay.

Vice Mayor Quesada: I'm sorry. I just...

Mr. Barrera: No, that's fine. That's fine.

Vice Mayor Quesada: See, you got to simplify it for me.

Commissioner Keon: What is the program? It's like...

Mr. Barrera: The program is a laundry list of all of the functions that are going to go into the building and the square footage that each function has, right.

Commissioner Lago: And what is the scope -- and what is...

Mr. Barrera: But because we have experience in doing...

Commissioner Lago: The scope of the building.

Mr. Barrera: These types of facilities, we submitted some recommendations back to staff.

Vice Mayor Quesada: Okay, so what were the recommendations? Give me an example.

Mr. Barrera: I don't have those in front of me right now.

Commissioner Lago: Let me ask you a quick question.

Mr. Barrera: No, I just don't know exactly what those recommendations are.

Vice Mayor Quesada: But do you remember an example, like -- you don't have to be exact.

Mr. Barrera: It could have been that the hold rooms in the police detention area were too small or you didn't have enough, right. It could have been that the training facility for the gun range was not the right size or not the right length.

Vice Mayor Quesada: And how could you determine whether something was not the right size?

Mr. Barrera: Because we've done...

Commissioner Keon: Because they were given the square footage that they needed by the Police Department.

Vice Mayor Quesada: No, no, no, no, no. But hold on a second then because...

Mr. Barrera: Because we...

Vice Mayor Quesada: Again, I'm not trying to cross...

Mr. Barrera: No, it's fine.

Vice Mayor Quesada: I'm really -- I'm not trying to cross-examine you. I mean...

Mr. Barrera: No, no, it's fine.

Vice Mayor Quesada: I'm just trying to understand here. And I'm not trying to be combative in any way.

Mr. Barrera: No, no, no, no, no.

Vice Mayor Quesada: I'm just -- again, I want to understand this.

Mr. Barrera: It's not taken that way.

Vice Mayor Quesada: Alright, okay.

Mr. Barrera: Okay.

Vice Mayor Quesada: I have a tendency to do that, so please. Okay, so -- because you tell me the scope is to do the massing. So, what you first explained to me is that I want to see what the building looks like on the...

Mr. Barrera: Right.

Vice Mayor Quesada: Property, okay, and what's the right size. Now, you're telling me it's not just the entirety of the building, but it's the inner workings and how the rooms are going to be used. Is that a correct statement?

Mr. Barrera: Part of the program that we got said how many square feet each room is.

Vice Mayor Quesada: Got it. And then you...

Mr. Barrera: So, we were asked...

Vice Mayor Quesada: Based on your previous experience...

Mr. Barrera: Yes.

Vice Mayor Quesada: Of doing other public safety buildings throughout the country...

Mr. Barrera: Right.

Vice Mayor Quesada: That a gun range isn't large enough or it's not wide enough, or it doesn't have the right, you know, sound protection or whatever it is, guys, City of Coral Gables, staff, you guys should have -- this room should be X amount bigger or smaller...

Mr. Barrera: Correct.

Vice Mayor Quesada: Or whatever the recommendation was.

Mr. Barrera: Right.

Vice Mayor Quesada: And that was part of the scope of the program?

Mr. Barrera: Well, again, that was -- the program just -- okay, let's go back to the beginning.

Mayor Cason: Maybe change the word program.

Mr. Barrera: Okay.

Mayor Cason: Instructions, the...

Mr. Barrera: Instructions.

Mayor Cason: It sounds like to me what you're saying, here's what the building needs...

Mr. Barrera: No, because there's...

Mayor Cason: To have.

Mr. Barrera: Because there are times when a municipality or a county will actually hire a firm to write a program for them. And as part of writing that program, what happens is that firm then goes and does interviews with all the users and all the departments. In this case, we didn't do that. The program was done by City staff, by the Fire Department, by Police. It was given to us to verify and do a test fit. So, we didn't do interviews with all the individual departments. We made recommendations on the program from our experience. And based on those

recommendations, we then did a test fit of how that would fit on a site. That's it. So, we didn't...

Vice Mayor Quesada: But, you did speak to some staff members about fit.

Mr. Barrera: Oh, yeah. We presented that to them.

Commissioner Lago: But let me -- can I ask you a question?

Mr. Barrera: Yes.

Commissioner Lago: Okay. And my questions are just simple ones, because my opinion hasn't changed from the first moment that this came up and we were moving on to the Selection Committee that was -- that I think is on the third page where you see the results. I've done this a million and one times. This is what I do for a living. I'm going to ask you a very candid question.

Mr. Barrera: Yes.

Commissioner Lago: And I've known you for a long time. I've done work with you together. We did the Miami Circle together. On every project that I've ever done and I've been chosen to do preconstruction services, don't you feel you have a leg up when you go into the second phase of the project, when you're going to present?

Mr. Barrera: The first question that we asked...

Commissioner Lago: I'm asking you a question.

Mr. Barrera: What we asked -- no, no no. But the first question that we asked when we were asked to do the study was will this preclude us from submitting on the project.

Commissioner Lago: But I'm asking you a question. As a friend...

Mr. Barrera: Yeah.

Commissioner Lago: And we're friends -- don't you -- do you, in your opinion -- because I want to show my colleagues a little bit about construction and design and that if there is a leg up -- and you did everything was in your right.

Mr. Barrera: Right.

Commissioner Lago: You followed the Code. Again, even though we warned staff and we told them, guys, this is not, in my opinion, the healthiest way to do business, and I'll tell you why. This is the fifth time I mentioned this, but I'm going to say it again. Okay, if I was in a situation, of course, I would continue through the process. But what this does is it tampers and it basically forces people in this industry to say, okay, I don't want to get involved in this RFQ or RFP -- excuse me, RFQ, as a result that X firm was chosen to do the pre-construction on the project, which is my line of work, so they know the ins and outs of the project and now they're going to bid on the RFQ in reference to qualifications, when they already know -- they know a lot more information and they've established relationships, and they have a leg up on every single person that is potentially going to become involved in this project. So, what ends up happening is that very qualified firms do not bid on the project. That's why -- I'm just saying. As we've discussed with the Manager, that will never happen ever again here in the City. We've been very clear that if you're going to become involved in pre-construction services, you cannot bid on the project. And I'm just make -- I just want my colleagues to agree with...

Commissioner Keon: Going forward.

Mr. Barrera: That's a very valid point, but let me explain to you how we addressed that. There are capital outlay plans for all cities and counties out there. So, when we see that there's a public safety building, a new government center building that is being funded, you know what we do? We go and meet with staff before the RFP comes out, and we educate them on our experience and what we can do. And we bring our teams to meet staff before the RFP comes out, so we accomplish exactly the same thing you're talking about, but we do it in advance of the RFP. So, that's how our profession works. We want to come in. We know there's a project coming out. We meet with staff prior to the RFP. We show them our qualifications. We show them how we've done it, so that when we submit the proposal, we're not strangers to them.

Mayor Cason: Well, I would note that...

Mr. Barrera: I mean, that's how it's done. That's how our profession is sold.

Commissioner Keon: And everyone else has the right -- the ability to do that also.

Mr. Barrera: Everyone else in our industry does exactly the same thing.

Commissioner Lago: No. Well, let me interject there. Again, a lot of people are changing because they keep running into this issue over and over again. I will not -- I'm telling you, my firm will not spend the hundreds of thousands of dollars -- you know how much it costs, tens of thousands of dollars to go after a project when we know that a firm who is in -- who is also chasing that project has been involved in the preconstruction and predesign. In a design-build and CM concept, whatever vehicle it is, we will not go after it as a result in a firm who is also bidding on it or submitting an RFQ is also chasing it, because they were involved in the precon. It's just -- it's not good for business because 9 out of 10 times, the entity that gets it is the entity that has had the relationship for over two years or a year.



Mayor Cason: But let me ask...

Commissioner Keon:

Mayor Cason: You this. I mean, I look back here on September 19. The RFQ submittals were evaluated and scored and Wolfberg and Alvarez came in first, not the company that did -- you didn't come in first.

Mr. Barrera: In the...

Mayor Cason: So, I mean, my point is, if that was the advantage, why wouldn't they have been first? They weren't. They had a new team.

Commissioner Lago: It's not the only issue about being first. It's the issue of you were selected.

Mr. Barrera: Yeah, but you have to understand...

Mayor Cason: (INAUDIBLE).

Commissioner Lago: But you were selected.

Mr. Barrera: And it was explained by the Assistant Manager, the people that sat on the committee didn't know who we were. They evaluated based on the information that was put in front of them. And the information that was put in front of them -- by the way, the massing study that we did and the program that was prepared by City staff was included in the RFP, so they had the same information as everyone else. They understood the size of the building. They understood all the...

Commissioner Lago: Again...

Mr. Barrera: Components that went into the building.

Commissioner Lago: With all due respect, you know that in our industry, you know how this works, and I've worked with you many, many times...

Mr. Barrera: I know.

Commissioner Lago: Just like I've worked with Bermello, just like I've worked with Wolfberg Alvarez, just like I've worked with Rodriguez Quiroga and the School Board. I've worked with all of you. I'm just telling you what we do as professionals in this industry. My tune is not changing from the moment that we started having this discussion -- I think it was like three months ago. I'm telling you what we do as professionals. You can talk to my employers, and I've brought many projects to them and said, listen, let's go after this project in Fort Lauderdale. Okay, who was involved in the preconstruction/predesign phase? It's X. Are they involved in the RFQ? Yes, they are. We will not be involved.

Mr. Barrera: But that's -- and that's a fair business decision that you make. The person that was selected for pre-construction is...

Commissioner Lago: But it's not an issue about being fair. It's an issue of being practical.

Mr. Barrera: Is within the law.

Commissioner Lago: It's about being practical and not spinning your wheels.

Mr. Barrera: So, you make a business decision that you don't want to invest the money because you don't have -- because you don't think you're going to have a chance to win that project. But that company that did the preconstruction is within its right to go after the work. So, we're...

Mayor Cason: Peter, do you want to -- is there anything else you want to add at this stage of the discussion?

Assistant City Manager Iglesias: Well, I just want to clarify something. Because we've been using RFP and RFQ...

Commissioner Keon: Yeah.

Assistant City Manager Iglesias: And we need to look at what we have. An RFP is a Request for a Proposal. That's a bid, and that's a whole different process than this.

Commissioner Lago: We have an RFQ.

Assistant City Manager Iglesias: This is an RFQ.

Mayor Cason: Q.

Assistant City Manager Iglesias: This is a qualification. It was based strictly on qualifications. Everybody had the same programming. Everybody had the same presentation. Everybody fit the building on the site very well, so it was selected basically strictly on qualifications. Now, we don't want to mix an RFP with an RFQ. This is not a proposal. This is a qualification of which after, if they are selected, then we negotiate for the services, but this is strictly qualifications. So, we didn't look at -- what we looked at was their experience and their previous work, and the fact they had done over 70 buildings like this, and that's what we looked at. We did not -- and everybody had the programming. I feel that everybody had the same opportunity. And the Selection Committee had no contact with any of the firms prior to the RFQ or during any programming issues.

Commissioner Slesnick: May I ask a question?

Assistant City Manager Iglesias: They did not even do the actual programming. The areas were determined by us. And Director Fernandez and I even actually went back and looked at all those areas and reduced the scope of the project. So, I don't feel that there was any...

Mayor Cason: Bias or...

Assistant City Manager Iglesias: Any bias at all or any -- really any -- for an RFQ, that there was any issue where any of the other five architectural firms had -- none of them had any advantage.

City Manager Swanson-Rivenbark: So, Mr. Mayor, we created the evaluation committee that deliberately had no relationship with them. But neither party that were neck and -- you know, the one and two, were foreign to the City. If you look at Bermello Ajamil, Gables Grand. They did -- which is a City public-private joint venture -- Museum Garage. They did 598 spaces, spectacular garage where the art cinema is; the Fire Station Number 3. The negotiation, although it never came to fruition, the selection on Parking Garage 1 on Andalusia. So, one might argue that they had -- you know, for big buildings -- and these were all big buildings -- that they might have a relationship or an added benefit. We go back to -- we're looking at qualifications. We hired -- we assembled an evaluation committee that had no relationship with -- really, with either one or any of the groups. As we went through to round one, Wolfberg Alvarez was ranked one.

Vice Mayor Quesada: When you say no relationship, Peter, you spoke to AECOM prior to -- when they were developing the program.

Assistant City Manager Iglesias: No, I did not, Commissioner.

Vice Mayor Quesada: No, never?

Assistant City Manager Iglesias: Never.

Vice Mayor Quesada: Okay.

Mayor Cason: And let me say one thing. I certainly am not going to buy into the idea that we, the Commission, are going to be a technical evaluation committee. I don't know anything about this. I trust the experts you brought in. And you look at the three -- and for me persuasive is three of the experts voted -- agreed on number one. And the other one, one more voted number two and number three. So, I mean, they're the experts, including the City of Miami Beach Planning director, so...

Vice Mayor Quesada: Yeah, Tom, Thomas Mooney

Mayor Cason: So, I'm persuaded that this was a fair process. I take your word that they were totally separate. I just don't see a problem. I think that we know what not to do in the future, and you're not going to be bidding -- if you win this, you're not going to be bidding -- you're not going to build the building, right?

Mr. Barrera: No, no. No, sir.

Mayor Cason: So, this is the design.

Mr. Barrera: Design.

Mayor Cason: And you've designed -- for me, the fact that you designed police buildings -- have any of them fallen down?

Mr. Barrera: No.

Mayor Cason: Okay. Have any of them had structural problems?

Mr. Barrera: No, sir.

Mayor Cason: Alright, well, I think that's persuasive because the one we have has a lot of problems.

Assistant City Manager Iglesias: We'll make sure of that.

Commissioner Keon: Yeah. You know, I can understand the concerns that have come forward because there are state statutes that prohibit that activity. And I think the County may also, but we didn't. We didn't. And so, they went forward and they did what they did based on what our Code was. And you know, asking for your qualifications, I don't see where that gives you -- where you -- because you took the information from the City and said does it fit in this box, I don't know that that -- that doesn't affect your qualifications one way or another. Now, if it was the RFP, yes, it might. But if it's an RFQ, it doesn't affect your qualifications. So, you know, I don't -- and particularly, I think because state law maybe is different and because the County Code is different, I think it's probably better for us going forward to also include that in our Code, in our Procurement Code. And I think now that we have, I don't have -- I would certainly support your recommendation of staff.

Commissioner Slesnick: I wanted to ask, Commissioner Lago, because I'm not as involved in this process. Why would you have two rounds? Why would you have two? Is this normal that you have two rounds of scoring? And so, in the first round, if one person came in first, and somebody else could protest their coming in?

Commissioner Keon: Well, they do two things, don't you? Oh, I'm sorry. Go ahead.

Commissioner Lago: No, no, go ahead.

Commissioner Keon: Well, I thought you -- when you do a Request for Qualifications, you look at the information that comes in, and then there's a presentation. And then it's after...

Commissioner Slesnick: Then you score it.

Commissioner Lago: Well, usually...

Commissioner Slesnick: Then they're scored.

Commissioner Keon: Yeah.

Commissioner Lago: Usually, what ends up happening is...

Commissioner Keon: Yes.

Commissioner Lago: This is the way that I've seen it done in RFQs is that you submit your qualifications and you probably have like 15 or 20 firms, sometimes 30 or 40, depending on the magnitude of the project. And that is whittled down by a committee who says, you know, we'll score, you know, the top ten...

Commissioner Slesnick: The top five or top ten.

Commissioner Lago: Top ten, top five. I just did one for St. Thomas the other day, where we came in third place. It was, I think, fifteen submitted. Then they picked five. And then we came in top three after we gave our presentation. But just to answer -- just to also -- besides that, I wanted to also touch base on a comment about what the Mayor made. I've been involved in many RFQs where we've come in first or second in the submittal of the package, and then we've

come in second or third. That happened to us at the School Board. We came in first place when we submitted the package. Top five -- excuse me, top ten. Then presented and we came in second place. We were still chosen because they picked five firms for the CM at risk contract. So, what really matters here is the final scoring, not whether you were first -- you just got to slip into the presentation, and then we start anew. The score is back to zero. The firms that were chosen to do the presentation then are back at zero, and then you chose from there who gets first, second, third, or fourth place. But I tell you again, in closing, like Peter said, this is an RFQ. I've done a million and one of these. I would never become involved in this -- and I'm happy that the City has now changed the way that they do -- the way that we do business, especially...

Commissioner Slesnick: From now on.

Commissioner Lago: When it comes to...

Commissioner Slesnick: From now on.

Mayor Cason: Yeah, from now on.

Commissioner Lago: Yeah, from now on, especially when it comes to -- this is the resolution number 2016-173, because it's a more, in my opinion, transparent way of doing business. And you don't have these kind of hiccups where you call into question -- we're not calling into question whether any of these firms are capable. This is the *crème de la crème* when you talk about, you know, architecture and design. But the issue here is you want as transparent a process -- especially when you're building such a monumentally important building that's going to stand the test of time in the City of Coral Gables, which, by the way, we're in dire need.

Mayor Cason: Yeah.

(COMMENTS MADE OFF THE RECORD)



Mayor Cason: Sixty seconds, and then we're going to vote.

Mr. Carreras: Just one quick comment. By now, you've committed to memory the number of public safety buildings that AECOM has done. All that we ask is the opportunity -- you don't have our numbers. If we could do a blind wine taste testing, and you cover the label and you take the names of the firms off, and you put our credentials next to theirs, maybe your outcome will be different.

Mayor Cason: But it's not up to the Commission. We sort of went at this with art today earlier. I mean, we're not experts in evaluating things as technical as this. Look at how many pages are in this thing.

Commissioner Lago: Well, you know...

Mayor Cason: So, it's the...

Commissioner Lago: I'm happy you brought that up, because I think it's important that we -- I know you don't want to talk about the art, and I don't want to talk about it either. But here it's important -- here -- but let's talk about that. But here, when you look at the Technical Review Committee, you're talking about some of the most highly respected individuals in this community, in South Florida, probably in the state of Florida. You're talking about -- like Thomas Mooney. Tommy -- Thomas Mooney is a Coral Gables resident who is the Planning director of the City of Miami Beach. We have people in our own back yard who are representing the City. Of course, Peter, Ed, you know, these -- obviously, they weren't even with the City back then. I know that Peter was, but not Ed. Judy Carter and Wimal. These are individuals who, again, you mention their name anywhere in this community and, you know, people say, okay, that person is qualified. So, when we talked before about having laymen people -- you know, this is why you need certain times to have these types of high-level...

Mayor Cason: That's right.

Commissioner Lago: Individuals who have the background, who have the necessary background, to make these decisions. So, I just wanted to touch that...

Mayor Cason: So, I'm not...

Commissioner Lago: I wanted to touch that because I think it's important.

Mayor Cason: I agree, yeah.

Commissioner Lago: I know...

Mayor Cason: Yeah. So, I'm not going to support us becoming the judge on this. I think we have learned from an earlier case where we did not follow the recommendations of the committee, and I think that we made a mistake on a particular -- and I'm not going to mention it. But I want to go with the process that we've established. I think that there was no bias in this. I've never talked to anybody on either side of this, but I think we have a clear recommendation with three number ones, sixty percent of the rankings that went to one company, and I favor going with that company. Alright, let's have a motion one way or another and a second on H-1.

Commissioner Keon: I'll move. I'll make a motion on...

Mayor Cason: Commissioner...

Commissioner Keon: H-1.

Mayor Cason: Commissioner Keon makes the motion. A second?

Commissioner Slesnick: Second.

Mayor Cason: Commissioner Slesnick? I didn't hear you.

Commissioner Slesnick: Second.

Mayor Cason: Okay, Commissioner Slesnick second. City Clerk.

Commissioner Slesnick: Yes.

Commissioner Keon: Yes.

Commissioner Lago: No.

Vice Mayor Quesada: No.

Mayor Cason: Yes.

(Vote: 3-2)

Mayor Cason: Okay, I think that's it for this item.