

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2022-85

A RESOLUTION FINDING THAT THERE HAVE BEEN SIGNIFICANT CHANGES IN CIRCUMSTANCES AND AMENDING RESOLUTION NO. 2019-96 TO ELIMINATE THE CITY'S DEADLINE TO BREAK GROUND ON A MOBILITY HUB TO REPLACE MUNICIPAL PARKING GARAGE 1, TO REMOVE THE PREVIOUSLY-PROVIDED DIRECTION TO THE CITY MANAGER AND CITY ATTORNEY TO NEGOTIATE WITH CORAL GABLES CITY CENTER, LLC, AND AMENDING THE START DATE FOR CGCC'S ONE-TIME RIGHT OF FIRST REFUSAL, FOR A PERIOD NOT TO EXCEED 25 YEARS, TO PURCHASE THE SITE WHERE MUNICIPAL PARKING GARAGE 4 IS LOCATED.

WHEREAS, in May 2013, the City Commission authorized the issuance of a Request for Proposal ("RFP") for the redevelopment of Municipal Parking Garages 1 and 4 ("G1" and "G4" respectively) and in May 2014, the City Commission, via Resolution No. 2014-102, authorized staff to issue Phase I of the RFP; and

WHEREAS, in January 2016, the City Commission approved Resolution No. 2016-30, inviting all five (5) proposers to submit more detailed proposals in response to Phase II of the RFP, as approved in Resolution No. 2016-32; and

WHEREAS, the City Commission did not approve any of the proposals, however, in January 2017, via Resolution No. 2017-23, by super majority vote, the City Commission authorized negotiations with Coral Gables City Center, LLC ("CGCC") for up to six months and that negotiation period was subsequently extended various times; and

WHEREAS, in March 2019, the City Commission considered the Proposal put forth, as amended, by CGCC (attached to Resolution No. 2019-96) and ultimately decided to allow the City an opportunity to break ground on building a new garage to replace the existing structure at the G1 site and set a deadline for the City to do so, of October 1, 2022; and

WHEREAS, at that time, the City Commission also granted CGCC a right of first refusal to purchase the site where G4 is currently located, for a period not to exceed 25 years from March 26, 2019, if the City broke ground on the G1 site by the October 1, 2022 deadline; and

WHEREAS, the City Commission also determined that if the City did not meet the deadline, the City Manager and City Attorney were authorized to negotiate a development agreement with CGCC consistent with the terms of the Proposal; and

WHEREAS, since March 26, 2019, when the City Commission adopted Resolution No. 2019-96, the world has had to contend with an unprecedented global pandemic which has resulted in a different vision for the G1 site and a significant increase in construction costs; and

WHEREAS, as soon as possible, the City began to efficiently and purposefully move forward with the steps necessary to meet the October 1, 2022 deadline for the City to break ground on G1; and

WHEREAS, in evaluating different design options, the City determined that building a mobility hub, instead of a standard parking garage, would better address the current and future needs of City residents, businesses, and visitors; and

WHEREAS, a mobility hub allows for a building with adaptive reuse capability that can evolve with the times and provide a product that will fulfill the needs of tomorrow, as well as those of today; and

WHEREAS, the City's proposed Mobility Hub design provides a dedicated area for micromobility, enhanced electric vehicle charging infrastructure, and an activated rooftop park (the "Mobility Hub"); and

WHEREAS, consequently, on June 8, 2021, the City entered into an agreement with M. Arthur Gensler, Jr. and Associates Inc. ("Gensler") to provide professional services for design of a mobility hub; and

WHEREAS, on July 12, 2021, the City held a "kick off" meeting with Gensler, and in August of 2021 a purchase order for demolition design was issued, the program verification was submitted and the demolition design process began; and

WHEREAS, in August 2021, the City Commission adopted Resolution No. 2021-226 to award the Request for Qualifications ("RFQ") to Weitz Company, LLC ("Weitz") for Mobility Hub Pre-Construction & Construction CMR Services; and

WHEREAS, in October 2021, the schematic design documents were submitted, the project was taken to the Board of Architects ("BOA") for conceptual design approval, the schematic design was presented to the City Commission, firms submitted their schematic design estimate, the BOA held a workshop, and the Level 1 presentation was made to the Development Review Committee ("DRC"); and

WHEREAS, in November 2021, a meeting was held to review the schematic estimate and budget, the further developed design was presented to the City Commission, the chosen firm provided a revised schematic design and concluded that the construction cost estimate was \$47-49 million; and

WHEREAS, in December 2021, the City Commission held a Sunshine Meeting to discuss the project, on December 7, 2021, the City Commission voted to approve the site plan for the Mobility Hub, and subsequently, the plans for the demolition permit were submitted to the City; and

WHEREAS, in January 2022, the design development proposal documents were submitted, the City processed the Request for Qualification (“RFQ”) for two (2) interim Florida Power & Light (“FPL”) vaults, the interim vault permit plans were submitted to the City, Gensler provided a design development estimate, and the interim vault permit was approved; and

WHEREAS, in February 2022, the Miami-Dade County Department of Environmental Resource Management (“DERM”) approved the demolition permit, a quote was received for the interim FPL vault, Weitz submitted their not-to-exceed (“NTE”) demolition pricing, Weitz submitted a design development estimate, Weitz revised the NTE demolition pricing, design development estimate review meetings were held, final demolition permit plans were submitted to the City, and 50 percent construction documents were submitted; and

WHEREAS, above 50 percent of construction documents have been completed and the City anticipates spending at least \$2.64 Million in designing the state-of-the-art Mobility Hub which the City Commission believes should be constructed by the City, in the best interest of the City; and

WHEREAS, the City Commission feels that a mobility hub is more beneficial to the City’s residents, businesses, and visitors, than a parking garage and the nearly-complete design of the Mobility Hub is incompatible with the Proposal submitted by CGCC; and

WHEREAS, the City Commission has concerns about the current increase in construction costs that are being experienced nationally, which are far beyond what can be attributed to inflation and is expected to be temporary; and

WHEREAS, consequently, the City Commission has re-evaluated the Proposal, as specified in Resolution No. 2019-96, and decided, irrespective of the City breaking ground, that it does not wish for the City Manager and City Attorney to negotiate a development agreement with CGCC consistent with the Proposal, in which CGCC proposed a public-private partnership to provide an improved parking structure where the City would retain ownership of the public parking component on G1 and CGCC would build a residential mixed-use project on G4 and City-owned public parking garage on G1; and

WHEREAS, instead, the City Commission wishes for the City to build the Mobility Hub on the G1 site, whenever it is in the best interest of the City, its residents, and visitors to do so;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

SECTION 1. That the foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon the adoption hereof.

SECTION 2. The City Commission finds that there have been significant changes in circumstances and has re-evaluated the Proposal submitted by CGCC and hereby eliminates the City’s deadline to break ground on G1 in order to replace the existing parking garage structure.

SECTION 3. The City Commission hereby amends the start date for the right of first refusal period on the G4 site, not to exceed 25 years, that was provided to CGCC in Resolution No. 2019-96, to begin on the date of this resolution. The Parties shall record an amended Memorandum of Right of First Refusal Agreement, agreed to by the Parties, in the Official Records of Miami-Dade County, Florida simply for the purpose of providing notice to all of the existence of this right of first refusal.

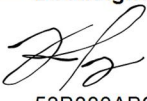
SECTION 4. The City Commission hereby withdraws the authorization granted, pursuant to Resolution No. 2019-96, to the City Manager and City Attorney to, in good faith, negotiate a development agreement with CGCC consistent with the Proposal and the terms and conditions of Resolution 2019-96 for the redevelopment of Municipal Parking G1 and G4 in which CGCC proposed a public-private partnership to provide an improved parking structure where the City would retain ownership of the public parking component on G1 and CGCC would build a residential mixed-use project on G4 and City-owned public parking garage on G1.

SECTION 5. The City Commission reaffirms its right to pursue other alternatives.


SECTION 6. That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWELFTH DAY OF APRIL, A.D., 2022.
(Moved: Anderson / Seconded: Menendez)
(Yeas: Menendez, Anderson, Fors, Jr., Mena, Lago)
(Unanimous: 5-0 Vote)
(Agenda Item: I-6)


APPROVED:

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VINCE LAGO
MAYOR

ATTEST:

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BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

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MIRIAM SOLER RAMOS
CITY ATTORNEY

