

**CITY OF CORAL GABLES**

**-MEMORANDUM-**

**TO:** Honorable Mayor and  
Members of the City Commission

**Date:** February 19, 2020

**FROM:** Peter J. Iglesias, P.E.  
City Manager



**SUBJECT:** Award Recommendation  
RFP 2019-035 Parking Garage 7  
Design Build Project

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At the March 10, 2020 City Commission Meeting an award recommendation for RFP 2019-035 Parking Garage 7 Design Build Project will be included on the agenda. This memorandum (and attached supplemental information) serves to notify you that in accordance with Section 2-763 of the City Code entitled "Contract Award", my recommendation to the City Commission for award of the subject RFP is as follows:

- 1) Accept the recommendation of the Procurement Officer, and in conjunction with the Evaluation/Selection Committee to award the RFP and authorize negotiations with Florida Lemark Corporation the highest ranked responsive and responsible proposer, for Parking Garage 7 Design Build Project, RFP 2019-035.
- 2) Should negotiations fail with the top-ranked proposer, negotiations shall commence with the next highest ranked responsive-responsible proposer, up to the third ranked qualified Proposer, until a satisfactory agreement and contract amount that is fair, competitive, and reasonable is reached.
- 3) Reaffirm the City's right to pursue alternative courses of action.

On June 12, 2019, the Procurement Division of Finance formally advertised, issued, and distributed Parking Garage 7 Design Build Project, Request for Qualification (RFQ) 2019-028 (Phase 1). Thereafter, on June 20, 2019, a non-mandatory pre-qualification conference was held with twenty-five (25) prospective proposers in attendance of the 145 prospective proposers who downloaded the RFQ package from Public Purchase, the City's web-based e-Procurement service.

On July 9, 2019, four (4) firms submitted proposals in response to the RFQ: Florida Lemark Corporation, KVC Constructors, Inc., OHL Building, Inc., and PCL Construction Services, Inc.

On July 25, 2019, four (4) firms were deemed pre-qualified and invited to participate in the Request for Proposals (RFP) 2019-035 (Phase 2) advertised on September 25, 2019. On November 19, 2019, four (4) firms submitted proposals in response to the RFP: Florida Lemark Corporation, KVC Constructors, Inc., OHL Building, Inc., and PCL Construction Services, Inc.

On February 4, 2020, the Evaluation Committee convened to evaluate the four (4) responsive proposals and concluded the evaluation process on February 6, 2020 with oral presentations from Three (3) proposers: Florida Lemark Corporation, KVC Constructors, Inc., and OHL Building, Inc. PCL Construction Services, Inc., formally requested to withdraw from consideration as a proposer. The Evaluation Committee ranked the firms in the following order of preference: Florida Lemark Corporation (top ranked); KVC Constructors, Inc., (second ranked); and OHL Building, Inc., (third ranked). The Evaluation committee determined that Florida Lemark Corporation was

the highest ranked responsive-responsible proposer. The Evaluation Committee also recommended that should negotiations fail with Florida Lemark Corporation, that negotiations commence with the next highest ranked firm, until a satisfactory agreement and contract amount that is fair, competitive and reasonable is reached.

After successful negotiations, a Design Build Agreement will be executed and a notice to proceed will be issued.

A more detailed description of the RFP, proposal response and evaluation results will be provided to you as part of the Agenda package.

Please contact me should you have any questions.

Copy:

Miriam Soler Ramos, Esq., City Attorney

Billy Y. Urquia, City Clerk

Eduardo Santamaria, Assistant City Manager

Hermes Diaz, Public Works Director

Ernesto Pino, CIP Project Manager

Diana M. Gomez, Finance Director

Celeste S. Walker-Harmon, Assistant Finance Director for Procurement