



City of Coral Gables
CITY COMMISSION MEETING
May 27, 2014

ITEM TITLE:

Resolution authorizing issuance of a request for proposal for the City owned garages 1 and 4 on Andalusia Avenue.

BRIEF HISTORY:

On May 28, 2013, through Resolution No. 2013-91, the City Commission authorized staff to enter into an agreement with Abramson & Associates to develop a request for proposal (RFP) for the redevelopment of the City's two garage properties on Andalusia Avenue known as Garages 1 and 4, which are aging structures in need of replacement. It was proposed that the RFP process would occur in two stages, first a stage to pre-qualify interested developers and concepts, and to then solicit more in-depth proposals from those proposers who qualify and whose initial concepts are considered to most warrant further exploration.



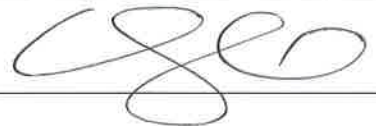
A draft was presented to the City Commission for discussion on May 13, 2014. The attached changes reflect the Commission's comments including:

- A requirement to incorporate some public parking on the Garage 4 site. At a minimum, such spaces shall include any ground floor area (including the ramp to the extent it accommodates parking) other than that occupied by commercial space, lobby(ies), or other common areas or back of house areas, and a full adjacent level (second or below-grade). Developers have the option to propose one additional level of public parking as well.
- A preference that the Garage 4 site be available pursuant to a land lease rather than a sale.
- A requirement that between the two garage sites there be a combined 1,000 public parking spaces controlled by the City.
- A requirement that the commercial space on the Garage 1 site be required to be constructed to readily allow fit-out for a full service restaurant.
- A requirement that developers address connections between the garage and paseos, and enhance the aesthetic experience of parking patrons with regard to the alleys.
- A requirement that the garages be designed to specifications that will be more developed in the Phase II of the RFP, but emphasizing that the design must maximize user comfort and convenience, general appeal to public parking patrons, long term durability, ease of maintenance and cleaning; and to specifically include state-of-the art safety systems, lighting, signage/way-finding, and automated collection systems, as well as an electronic system that identifies vacant spaces.
- A requirement that the projects comply with criteria for green building certification under a state or nationally recognized green certification program (Florida Green Building Coalition, LEED, FDEP "Green Lodging", etc.).

- Designs over the Actor's Playhouse site can be proposed and must comply with the City's lease with the theater and be approved by the Historic Preservation Board.
- If the project is developed under MXD or PAD standards of the zoning code, the total development rights associated with a unified development site can be combined and moved across the site.

The draft proposal continues to provide that at each stage, the City Commission may make an informed determination, in its sole discretion, to proceed or not based upon an assessment of the various proposals. The City's consultant, Barry Abramson, will be present for discussion.

APPROVED BY:

Assistant City Manager	City Attorney	City Manager
		

ATTACHMENT(S):

1. Proposed Resolution with Proposed Draft RFP
2. Revised Draft Request for Proposal (compared to prior draft presented May 13, 2014).