



**City of Coral Gables  
CITY COMMISSION MEETING  
January 24, 2017**

**ITEM TITLE:**

A Resolution accepting the recommendation of City Staff to authorize contract negotiations for a period of up to six (6) months with the most responsive-responsible proposer, Coral Gables City Center, LLC, for the redevelopment of Municipal Parking Garages 1 and 4, pursuant to Request for Proposals (RFP) No. 2014.10.23 and Section 2-1089 of the City of Coral Gables Code of Ordinances; authorizing City Staff to negotiate with the next most responsive-responsible proposer, TC Gables, LLC, for an additional period of up to six (6) months should negotiations fail with the top-ranked proposer; and further reaffirming the City's right to pursue alternative courses of action.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**BRIEF HISTORY:**

For several years, the City of Coral Gables has been interested in pursuing the redevelopment of Municipal Parking Garages 1 and 4, with a focus on the following key objectives:

- Replace what are currently two obsolete parking garages, that have many operational deficiencies, with new state-of-the-art parking garages (above and beyond recent cosmetic improvements).
- Add additional public parking spaces to replace the lost parking on Miracle Mile and meet the future needs of Downtown businesses.
- Introduce appropriately scaled mixed uses, especially ground floor retail and residential, onto Andalusia to support the City's goals for a vibrant, walkable Downtown.
- Pursue a holistic approach to these objectives that balances parking, planning, design, economic development, community and financial considerations.

In furtherance of these objectives, on May 28, 2013, the City Commission approved Resolution No. 2013-91 authorizing a Request for Proposal (RFP) for the redevelopment of Municipal Parking Garages 1 and 4. The RFP was structured in two stages: a first stage to pre-qualify interested developers and concepts, and then a second stage to solicit more in-depth proposals from selected proposers.

On January 26, 2016, the City Commission approved Resolution No. 2016-30 inviting all five proposers that responded to Stage I of the RFP to submit more detailed proposals in response to Stage II of the RFP; and also approved Resolution No. 2016-32 approving Stage II of the RFP.

Stage II of the RFP was formally issued and distributed to the relevant proposers on February 18, 2016, and submittals were received by the extended deadline of May 11, 2016. Two development teams -- TC Gables, LLC and Coral Gables City Center, LLC -- submitted proposals in response to Stage II of the RFP. Those proposals were subsequently evaluated, as described in Exhibit "A" to the draft Resolution associated with this item.

An Evaluation Committee, composed of several City boards, was then convened to evaluate the proposals, and subsequent to their evaluation and scoring, the Committee voted to recommend that the City approve the top-ranked proposer, Coral Gables City Center, LLC, for contract negotiations.

Based on the evaluation conducted by Staff/Consultant, Staff supports the Evaluation Committee's

recommendation to conduct contract negotiations for a period of up to six (6) months with the top-ranked proposer, Coral Gables City Center, LLC, but also recommends that should those negotiations fail, the City be authorized to negotiate with the second ranked firm, TC Gables, LLC, for an additional period of up to six (6) months. The City also reaffirms its right to pursue alternative courses of action.

For additional information, please see Exhibit "A" to the draft Resolution associated with this item.


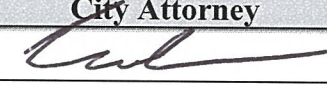

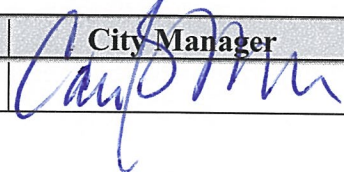
**LEGISLATIVE ACTION:**

Date	Resolution/Ordinance No.	Comments
May 28, 2013	Resolution No. 2013-91	Approved RFP Consultant
May 27, 2014	Resolution No. 2014-102	Authorized Issuance of RFP, Stage I
January 26, 2016	Resolution No. 2016-30	Invited Proposers to Participate in Stage II of RFP
January 26, 2016	Resolution No. 2016-32	Authorized Issuance of RFP, Stage II

**ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments
08.04.16 & 12.01.16	Parking Garage RFP Evaluation Committee	Recommended approval of top ranked proposer, Coral Gables City Center, LLC

**APPROVED BY:**

Department Director	City Attorney	Asst. City Manager	City Manager
			

**ATTACHMENT(S):**

1. Draft Resolution
2. Exhibit "A" to the Draft Resolution: 01.24.17 Staff Memorandum to City Commission