

**City of Coral Gables City Commission Meeting**  
**Agenda Item I-6**  
**July 13, 2021**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Vince Lago**

**Vice Mayor Michael Mena**

**Commissioner Rhonda Anderson**

**Commissioner Jorge Fors, Jr.**

**Commissioner Kirk Menendez**

**City Staff**

**City Manager, Peter Iglesias (Absent)**

**Assistant City Manager, Ed Santamaria**

**City Attorney, Miriam Ramos**

**City Clerk, Billy Urquia**

**Parking Director, Kevin Kinney**

**Public Speaker(s)**

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Agenda Item I-6

A Resolution of the City Commission accepting the recommendation of the Chief Procurement Officer to award the Mobility HUB Preconstruction & Construction CRM Services contract RFQ 2021-010 to The Weitz Company, LLC., the highest ranked responsive-responsible proposer, pursuant to Section 2-763 of the Procurement Code entitled “Contract Award”

Mayor Lago: I-6.

City Attorney Ramos: A Resolution of the City Commission accepting the recommendation of the Chief Procurement Officer to award the Mobility HUB Preconstruction & Construction CRM Services contract RFQ 2021-010 to The Weitz Company, LLC., the highest ranked responsive-responsible proposer.

Mayor Lago: Let me ask you a quick question. Can we defer this item?

*City Commission Meeting*

City Attorney Ramos: Is there a timing problem?

Commissioner Anderson: I would prefer to defer it.

City Attorney Ramos: I think the concern here is do we have to break ground by a certain date, if you all remember.

Assistant City Manager Santamaria: Correct.

Parking Director Kinney: This is related to the Minorca Garage, the Mobility Hub, but yes, we've already started the meetings and it would be nice to have the Construction Manager.

Assistant City Manager Santamaria: I think Kevin misspoke, he was referring to Garage 7, this is the Mobility Hub.

Parking Director Kinney: I did misspeak. This is actually the Mobility Hub.

City Attorney Ramos: It's the breaking ground situation.

Parking Director Kinney: But that's the one that we started the steering committee meetings, so the design team and city staff have already started working. It would be nice to have the Construction Manager at Risk at those meetings, so if there is a delay that means during the next seven or eight weeks the Construction Manager at Risk would not be participating in the design meetings.

Assistant City Manager Santamaria: Given that we have a short fuse on this, due to our commitment to Allen Morris if this project does not start on time, then it is the recommendation of staff to go ahead and proceed with this recommendation, which we had a process, Celeste, you want to speak to that. I believe the process was a good process, it was clean. There had been some concerns that had been raised.

Procurement Officer Walker: So, a two-set RFP/RFQ was issued, and it was for the preconstruction and as Kevin said, the Construction Manager at Risk services. So, we received seven proposals, six of them were responsive and move to the first phase. Those six were actually evaluated, scored and ranked and the three top proposers were invited to oral presentations, so that was the Weitz Company, that was Kaufman KVC. So, they went for oral presentations and the oral presentations at the conclusion of that, the rankings and the position of the firms stayed the same, so the committee ranked Weitz again as the first ranked proposer and they recommended moving forward to negotiations and eventually contract award.

Mayor Lago: Okay. I have a few questions that I'd like to go over. I have the utmost faith and confidence in Weitz. I have the utmost faith and confidence in all the contractors that were there. But as I was looking over the scoring, I kind of was interested in the fact that our team and our staff and I brought this up to the Manager, that our team voted in favor of the contract that came

*City Commission Meeting*

in second place and Weitz got into first place because, I think it was an employee from another city, which I'm not sure they even have a parking garage, placed them number one, so it kind of threw things off kilter. Did you kind of notice that also, that our staff members, two staff members from the City of Coral Gables that were on the selection committee, they voted in favor of a different contractor, who came in second place.

Procurement Officer Walker: I did notice that the scoring was close, because as stated in the actual evaluations, the team concluded that all three were highly qualified and capable, so for them, they saw them as anyone of them could have done the actual services. So, there was a relatively small margin between the scoring of the proposers. Again, the committee was made up of professional people who are qualified to actually evaluate that. So, I don't get into nitpicking the scores to that level, so regardless of if they are internal or external committee members, their scoring is still weighted the same as far as we are concerned, that's the beauty of the process with it weighing out as far as the member, number of committee members so that we have a scoring that ends up being balanced as far as the evaluation is concerned.

Mayor Lago: My only point, to close out your comment was the fact that our Parking Director voted in favor of first place of another qualified firm that came in second place by a very slim margin. So that to me, raises a concern. I'm not a parking expert. I have to depend on people who know more than I do in regard to parking and the law, so that to me was something that kind of caught me off guard, and maybe he can give a little bit of reasoning why he did that.

Commissioner Fors: And before you begin, Kevin, because you made a comment about it earlier, if we defer...

Parking Director Kinney: It would not slow down the process.

Commissioner Fors: It wouldn't slow down the process because they wouldn't show up until the contract was negotiated.

Parking Director Kinney: Well, no, no, no, the Contractor at Risk, its nice to have them in the initial process, because they will begin pricing out the project while the design team is just starting their work and they can give input on the simple things at the beginning of the design process like, is it even feasible that we talk about it at Drone Hub on the roof, is it even feasible that we talk about multiple issues. So, since the Construction Manager at Risk has a vested interest in being able to deliver the project on price, they are going to start their evaluation even while the programming is taking place and the next six weeks is when the design team working with staff and interested parties in the community is going to program what's going to go into the mobility hub. So, it is kind of a disadvantage if they are not participating at that point.

Vice Mayor Mena: Do we have any sense of cost on this thing?

Parking Director Kinney: \$40-plus million.

Commissioner Anderson: It's a big decision.

Parking Director Kinney: It depends a little bit on the scope, but right now we are looking at somewhere around \$40 million.

Assistant City Manager Santamaria: And so, it's important to get the CMR in as soon as possible so they can have input in reducing these costs or controlling these costs.

Vice Mayor Mena: What was the final number on the Public Safety Building?

Assistant City Manager Santamaria: \$62...? - \$65

Vice Mayor Mena: It started out lower than that.

Unidentified Speaker: It started out in the fifties.

Vice Mayor Mena: It started out in the fifties, right? - somewhere in the fifties.

Parking Director Kinney: And the bad news right now is that just in the last twelve months – 15 percent probably in the last year.

Commissioner Fors: What did Allen Morris want in exchange for doing it?

Vice Mayor Mena: That's what I'm asking.

Mayor Lago: So, we can either defer this or we can move forward. You make the decision.

Vice Mayor Mena: How many spaces are you going to have?

Parking Director Kinney: 750. I did want to answer the question. Yes, obviously anybody can look at the scoresheets and see that I ranked the number two firm first and the number one firm second.

Commissioner Anderson: That concerns me.

Parking Director Kinney: What I can tell you is exactly what's less that we selected the three firms that we thought were excellent and any of those three firms are capable; and yes, I often wonder why people don't agree with me, because I'm right, but in this case you know, I was comfortable with the people that were on the selection committee, and in fact, I have to admit I am a lawyer. I do not design things. I am not an engineer. I am very familiar with parking and one of the things I liked about the second-place firm is, they had very qualified parking people in their team. That doesn't mean the team that won is not an excellent team. They are an excellent team and if you look at my score, the score between the two was very close.

Vice Mayor Mena: What about the selection – we had this conversation in the past how you select the members of the committee. Obviously, the people on our staff make perfect sense, but when you go outside how do you do that.

Procurement Officer Walker: Recommendations from the City Manager and City Manager's office, yes.

Vice Mayor Mena: The individual who had the higher score is from what city?

Procurement Officer: He is from the Village of Pinecrest. He's the Building Official. So, we have the Public Works Director for the City of Miami, the Building Official from the Village of Pinecrest, we had a Construction Project Manager consultant, we had the Economic Development Director for here in the city and then the Parking Director for here at the city.

Vice Mayor Mena: What did we say about, the Mayor's comment about the fact that Pinecrest isn't really a city with any garages to speak of, that I know of.

Parking Director Kinney: They just built a garage.

Vice Mayor Mena: Oh, did they, okay.

Mayor Lago: To this magnitude?

Commissioner Fors: Does it have drone pads.

Parking Director Kinney: It doesn't have a drone pad, but it is in what they are trying to develop as their downtown core.

Mayor Lago: We have the utmost respect for Pinecrest, they are our neighboring community, they do great things, but at the end of the day, they are our neighboring community, correct.

Parking Director Kinney: Yes.

Mayor Lago: On 57<sup>th</sup> Avenue. So, my point is that you and our Economic Development Director voted in favor of the second-place team, so that to me kind of throws me a little off kilter, saying potentially maybe that was the most qualified team.

Parking Director Kinney: I can only speak to how I scored. I will tell you there would have only been two presentations if I didn't think that third place team was worth speaking to. When I went into the interviews, I would have been happy with any of the three firms.

Mayor Lago: Okay. Well again, I leave it up to the Commission. You have to make a motion on this issue.

Commissioner Menendez: What are the options that we have in front of us?

Mayor Lago: Either we defer it to the next meeting, if you need further information or we ratify the selection committee's decision.

Commissioner Fors: I might defer it probably because of the hour.

Commissioner Anderson: I'd really like to hear some more of your reasoning because when we have scoring this close, our own team recommends a different firm, it leaves me with big concerns.

Mayor Lago: So please put it into a motion so that we can move forward.

Commissioner Fors: I move to defer it.

Mayor Lago: Is there a second? Can we get a roll call vote?

City Clerk Urquia: I'm sorry, who second it?

Mayor Lago: Commissioner Anderson.

Commissioner Anderson: Yes

Commissioner Fors: Yes

Vice Mayor Mena: Yes

Commissioner Menendez: Yes

Mayor Lago: Yes

(Vote: 5-0)

Procurement Officer Walker: May I ask before we leave. What do you need to see, because you are deferring it to the next meeting, so I'm going to come up here and say my same spiel so, what do you need to see differently?

Mayor Lago: What I'd like to do, if possible, is I'd like to have a sit-down conversation with our team and I'd like to understand the reasoning with the two individuals from the city that were involved in the voting and I'd also like to sit down with the City Manager, who is not here today, and yourself and to have a conversation in regard to who is the most qualified. This to me, I don't have any issues voting for the second-place team ever, I have done it before. This is an investment in our future. This is not repaving a street for \$200,000. This is a multi-million-dollar project, multi-million, so I want to make sure we get this right and I have the utmost faith and confidence in our team, our employees, but I need to make sure that when I make this final decision and I vote on this, that we are full steam ahead and clear.

Commissioner Fors: I couldn't put my finger on it, but I think that's what it is. It felt like something was missing from my analysis and I had an opportunity to discuss it with the City Manager.

*City Commission Meeting*

Commissioner Menendez: And to me, just the location of where this is going, its in the heart of our downtown, its in the heart of our city.

Parking Director Kinney: We have told the design team that we see this as the most important, most valuable location in the city.

Commissioner Menendez: Exactly.

Parking Director Kinney: And the plan is to build a facility that's there for the next 50-60 years.

Commissioner Menendez: And that's why we need to get it right and I think you made a very important point. The fact that the second team, I haven't decided one way or the other, has parking experts in it, you felt comfortable with, its key that we get it right, so we need more time.

Mayor Lago: Is it quick?

Commissioner Fors: If you want to discuss it, we can defer it.

Commissioner Anderson: We can defer that. We can defer a lot of those.