



City of Coral Gables  
CITY COMMISSION MEETING  
May 12, 2015

**ITEM TITLE:**

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

**BRIEF HISTORY:**

On May 27, 2014, through Resolution No. 2014-102, the City Commission authorized staff to issue Phase I of 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 after the Commission comments raised at the Commission meeting on May 13, 2014, were incorporated.

The RFP was issued on October 23, 2014, with a deadline of January 6, 2015 for the submission of proposals. On December 16, 2014, the City Commission requested that staff extend the deadline for submission of proposals so that the new City Manager could review the RFP and provide input.

Working with the City's consultant, Barry Abramson of Abramson & Associates, staff now recommends the attached amended RFP that includes the following changes:

- Three proposal options are permitted that include:
  1. The developer (as set forth in the original RFP) may develop both sites with the Garage 1 site first with no less than 700 and no more than approximately 800 public parking spaces plus private ground floor commercial space and possibly private air-rights development. Upon completion of the Garage 1 public parking, the Developer would be allowed to commence construction of the Garage 4 site, which would include the balance of the required 1,000 public parking spaces as well as private development.
  2. The developer may develop both sites in stages, with each to contain 500+ public parking spaces as well as private development.
  3. The developer may develop only one site that will contain 500+ public parking spaces as well as private development.
- Under any scenario, development must be staged so that new public parking on one site is complete before possession and construction commences on the second site.

- Under options 2 or 3 above, either Garage 1 or Garage 4 may be the first project, but it is the City's strong preference that Garage 1 be the first site to be developed. Options 2 and 3 also may only be for a land lease not to exceed 99 years, not a purchase, whereas under Option 1, a sale would be considered for Garage 4, but the City has a strong preference for a lease.
- The requirement for Garage 1 to have first floor space with a clear height of 20-22 feet suitable for a cinema or other cultural facility is eliminated as such requirement has been preliminarily estimated to be significantly more expensive for construction.
- The City reserves the option to own or rent space for the Garage 1 ground floor space at terms determined later in the RFP process.
- Under all of the options, the Garage 4 site must have a mid-block paseo from the garage to Miracle Mile. Evidence of site control is not required in the stage 1 RFP submittal.
- Electric car charging stations are required to be included in the public parking facilities for Garage 1 and Garage 4.
- City will consider proposals where the developer operates the public parking provided such parking is offered at City rates, merchant validated parking is honored, the allocation between transient and permit parking is determined annually by the City, and operation meets agreed upon standards. If necessary for feasibility, the City will also consider proposals where the developer retains all or a portion of the public parking revenue (in which case the City would prefer some form of participation arrangement).
- Proposers may submit proposals with alternate options for any of the above development or transaction elements that are presented as options (as opposed to requirements). For example, a proposal could include one option calling for development of the Garage 4 site first and an alternate option calling for the Garage 1 site to be developed first.
- Notwithstanding anything in the RFP, the City does not intend to provide capital gap subsidy or financing for the project.
- Weighting was added to the evaluation criteria, and the criteria were amended to include consideration of green initiatives beyond what is required.

In this procurement, all proposers are placed on notice that the City Commission retains the full and final discretion to select any proposal that it determines is in the best interests of the City, and the City Commission also retains full and final discretion to determine that no proposal will be selected.

**APPROVED BY:**

Director	City Attorney	City Manager
		

**ATTACHMENT(S):**

1. Proposed Resolution with Proposed Addendum and Restated Amended RFP
2. Comparison of Restated Amended RFP to Phase I RFP issued October 23, 2014.