


CITY OF MIAMI, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Daniel J. Alfonso,
City Manager

DATE: December 15, 2017

FILE:

FROM: Annie Perez, CPPO 
Director, Procurement

SUBJECT: Recommendation of Award of a Contract for Urban Design and Landscape Architect/Engineering Services for the Wynwood NW 3rd Avenue Woonerf Project

REFERENCES: RFQ No. 16-17-049

ENCLOSURES: Chairperson's Report with Score Sheets; Evaluation Committee Appointment Memo

Recommendation

Based on the findings below, the Procurement Department (Procurement) hereby recommends award of Contract No. RFQ 16-17-049, to Local Office Landscape and Urban Design (Local Office), for the Wynwood NW 3rd Avenue Woonerf Project (Project).

The Project is necessary to develop the NW 3rd Avenue Woonerf design identified within the adopted NRD-1 ordinance. The overall goal of the Project is to work with the community to develop a blueprint for a Woonerf (i.e. a Dutch version of a pedestrian-primary, bicycle friendly "shared" street) consisting of street trees, landscaping, street furniture, sculptures, artistic wayfinding and other streetscape enhancements to an area. The NW 3rd Ave Woonerf will encompass the entire publicly owned right-of-way along NW 3rd Avenue, from NW 25th Street to NW 29th Street. Wynwood is an eclectic district that thrives on color, innovation, and character. With a higher concentration of street art than anywhere in America, Wynwood is further defined by its vibrant look and feel. Wynwood's boundaries generally stretch from NW 20th Street to NW 29th Street and from I-95 to the Florida East Coast (FEC) Railway, east of North Miami Avenue. Wynwood is now in transition and is transforming into a globally recognized destination for art, fashion, innovation, and creative enterprise. As a result of Wynwood's industrial past, there is a dramatic need for green and open space areas along with an enhancement to tree canopy for the benefits of its current and future residents and visitors.

Fiscal Impact

The fiscal impact to the City of Miami (City) for the development of the Project is **\$392,900.00 (negotiated)**. This fee is comprised of a fee for Basic Services in the amount of \$315,178.00, and Reimbursable Expenses in the amount of \$45,822.00. The negotiated fee includes costs in the amount of \$31,900.00, for a demonstration project, to maximize opportunities for feedback and metrics for the design of the Woonerf. The City reserves the right to remove the demonstration project from the scope at any time during the term of the contract.

Local Office's negotiated price is firm and fixed, which in turn will protect the City from future change orders. Notwithstanding the foregoing, the City in collaboration with the Wynwood Business Improvement District (BID), is currently considering different sources of funding to be allocated to this Project. The Agreement shall be effective until final completion, and acceptance of the Project by the City.

Background

On June 15, 2017, the Department of Planning (Planning) through Procurement, issued RFQ No. 16-17-049 under full and open competition, to obtain proposals from qualified and experienced professional consulting firms to work in conjunction with City staff and the Wynwood BID and interested business owners and residents to provide urban design and landscape architecture/engineering to design the Wynwood NW 3RD Avenue Woonerf. On August 2, 2017, eight (8) proposals were received in response to the RFQ. Following evaluations of the proposals, the Evaluation Committee recommended Local Office, the highest ranked responsive and responsible proposer, for negotiations.

Subsequently, a Negotiations Team (Team) met on October 31, 2017 to review the scope, and requested that the firm provide a full price proposal. The Team met again on November 17, 2017 and December 4, 2017 to negotiate the Scope of Services and the firm's price proposal; negotiation was successfully completed on December 14, 2017. As a result of the negotiations, the City achieved approximately thirty-seven (37%) savings, or \$232,660 from the firm's proposed price of \$625,560.00. If the demonstration project discussed above is removed from the scope by the City, this could save the City an additional \$31,900.00 off the initial proposed price.

Local Office demonstrated in their proposal that they meet the minimum qualifications and have the technical capabilities to complete the Project, as evidenced by their experience and proposed approach. Should Local Office experience any setbacks after the first phase of the Scope, after a contract is awarded, the City reserves the right to find Local Office in default, terminate the contract with Local Office, and begin negotiations of a full price proposal with the second ranked firm.

Consequently, approval of this recommendation to award is requested. Your signature below will indicate approval of this recommendation.

Approved:


f: Daniel J. Alfonso, City Manager

Date: 12/19/2017

- c: Fernando J. Casamayor, Chief Financial Officer/Assistant City Manager
- Alberto N. Parjus, Assistant City Manager
- Nzeribe Ihekwebaba, PhD., P.E., Chief of Operations/Assistant City Manager
- Rafael Suarez-Rivas, Senior Assistant City Attorney
- Francisco Garcia, Director, Planning
- Lydia Osborne, PhD, CPPO, CPPB, Assistant Director/Chief Negotiator, Procurement
- David Snow, Chief of Environmental Resources, Planning
- Marlo Darrington, CPPO, CPPB, Construction Contracts Compliance Manager, OCI