

**CITY OF MIAMI, FLORIDA  
INTER-OFFICE MEMORANDUM**

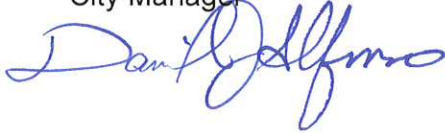
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**TO:** Honorable City of Miami Commissioners  
and Honorable Mayor of the City of Miami

**DATE:** October 3, 2017      **FILE:**

**SUBJECT:** Report of Evaluation Committee for  
RFQ No. 16-17-049, Wynwood 3<sup>rd</sup> Avenue  
Woonerf

**FROM:** Daniel J. Alfonso  
City Manager



**ENCLOSURES:** Response Security List;  
Evaluation Committee Score Sheets; Evaluation  
Committee Appointment Memo

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In accordance with Section 18-87, (i) of the City of Miami Code, attached please find the report of the Evaluation Committee for subject solicitation.

AP:lo


c: Alberto N, Parjus, Assistant City Manager  
Nzeribe Ihekwa, PhD., P.E., Chief of Operations/Assistant City Manager  
Fernando J. Casamayor, Chief Financial Officer/Assistant City Manager  
Rafael Suarez-Rivas, Senior Assistant City Attorney  
Todd B. Hannon, City Clerk  
Francisco Garcia, Director, Planning and Zoning  
Annie Perez, Director Procurement  
David Snow,  
Lydia Osborne, PhD, CPPO, CPPB, Assistant Director, Procurement

**CITY OF MIAMI, FLORIDA  
INTER-OFFICE MEMORANDUM**

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**TO:** Daniel J. Alfonso,  
City Manager

**DATE:** October 1, 2017      **FILE:**

**FROM:** Annie Perez, CPPO,   
Procurement Department Director

**SUBJECT:** Recommendation to Negotiate a  
Contract for Wynwood 3<sup>rd</sup> Avenue Woonerf

**REFERENCES:** RFQ No. 16-17-049

**ENCLOSURES:** Evaluation Committee Score  
Sheets; Evaluation Committee Appointment Memo

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**Recommendation:**

Based on the findings below, the Procurement Department (Procurement) hereby recommends approval for negotiations to award a contract, pursuant to Request for Qualifications No. 16-17-049 (RFQ), Wynwood 3<sup>rd</sup> Avenue Woonerf (Project), to the top-ranked responsive and responsible Proposer, Local Office Landscape and Urban Design LLC (Local Office). The scope of the Project will utilize a full range of urban planning, design and landscape architectural/engineering services to develop a Master Plan (Plan), and schematic design, as the template for improvements to NW 3<sup>rd</sup> Avenue.

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. Through a two-year planning exercise, an award-winning planning document was developed called the Neighborhood Revitalization District (NRD)-1. The NRD-1 includes regulations for many elements of the neighborhood, and a Street Masterplan that identifies Right of Way conditions for every street in the Neighborhood. Woonerfs, a Dutch version of a pedestrian-primary, bicycle friendly "shared" street, are a major component of that vision.

The overall Project goal is to work with the community to develop a blueprint for a Woonerf, consisting of street trees, landscaping, street furniture, sculptures, artistic wayfinding and other streetscape enhancements to an area as identified in the NRD-1. The NW 3<sup>rd</sup> Ave Woonerf will encompass the entire publicly owned right-of-way along NW 3<sup>rd</sup> Avenue from NW 25<sup>th</sup> Street to NW 29<sup>th</sup> Street.

**Background:**

On June 15, 2017, Procurement, through the Planning and Zoning Department (P&Z), issued RFQ No. 16-17-049, under full and open competition, to obtain proposals from qualified and experienced professional consulting firms to procure a full range of professional urban design and planning, landscape architecture and engineering services for the development of a Plan. On August 2, 2017, eight (8) proposals were received in response to the RFQ. Proposers were required to meet all of the minimum qualification requirements established in the RFQ, in order to be deemed qualified to provide the services. Subsequently, the proposals were reviewed by Procurement for responsiveness; all proposals were deemed responsive. The proposals were further evaluated by an Evaluation Committee (Committee), following the guidelines and technical criteria published in the RFQ. The technical criteria listed below, were itemized for a maximum of one hundred (100) points per Committee Member:

1. Proposer's Qualifications and Experience (25 points)
2. Proposer's Team Qualifications, Experience and Availability (20 points)
3. Proposer's Project Manager's Qualifications and Experience (15 points)
4. Methodology and Approach to Functionality and Design Concept Innovation (15 points)
5. Technical Capabilities in Designing and Master Planning in South Florida (15 points)
6. Project Management/Schedule Adherence and Plan Delivery (10 points)

Proposers were mandated to assign a minimum of fifteen percent (15%) of the award value, to firms currently certified by Miami-Dade County as a Community Business Enterprise (CBE). Further, Proposers who meet the mandatory CBE requirement and use the firms that maintain a local office, as defined in Section 18-73 of the City of Miami Code, will qualify to receive five (5) bonus points. None of the Proposers qualified for the bonus points.

**Final Scores:**

The final technical scores after the September 29, 2017 Committee meeting were as follows:

Proposer		Technical Score (max. 400)
1	Local Office Landscape and Urban Design LLC	345
2	EDSA, Inc.	329
3	Arquitectonica GEO Corporation	324
4	AECOM Technical Services, Inc.	296
5	Trachtenberg Filigenzi LLC	293
6	Bermello, Ajamil & Partners, Inc.	275
7	Curtis + Rogers Design Studio, Inc.	271
8	Kimley-Horn and Associates, Inc.	270

At this meeting, the Committee decided not to hold oral presentations, as no further clarification was needed.

Due diligence was conducted by Procurement to determine responsibility, including verifying corporate status and performing reference checks. There were no performance or compliance issues and no adverse findings related to any of the Proposers' responsibility.

**Other:**

One voting Committee member, Devin Cejas, was unable to participate on the Committee, due to scheduling issues. The alternate member, Roberto Roviro, replaced him as a voting member on the Committee.

Another voting Committee member, Carlos Cruz-Casas, was also unable to participate on the day of the Committee meeting due to work load, as a result of Hurricane Irma. The remaining four (4) voting Committee members opted to move forward with a recommendation without Mr. Cruz-Casas.

**Negotiations:**

The Committee recommends that the City enter into negotiations with Local Office Landscape and Urban Design LLC (Local Office), the highest ranked responsive and responsible Proposer. Notwithstanding the foregoing, the Committee further recommends that if the City and Local Office cannot reach an agreement, the City will terminate negotiations with Local Office and begin negotiations with the second highest ranked responsive and responsible Proposer, EDSA, Inc. (EDSA). Further, if the City and EDSA cannot reach an agreement, the City will terminate negotiations with EDSA and begin negotiations with the third highest ranked responsive and responsible Proposer, Arquitectonica GEO Corporation.

- Lydia Osborne, PhD, CPPO, CPPB, Assistant Director, Procurement
- David Snow, Planner II, P&Z
- Victor Sanchez, WDRS Chairman, Goldman Properties
- Carlos Cruz-Casas, Assistant Director, Department of Transportation and Public Works, Miami-Dade County

**Background Provided by the Recommended Proposer:**

Local Office, was founded in 2006, and is located in Brooklyn New York. In 2008, Local Office received a Merit award from the New York Chapter of the American Society of Landscape Architects for the project "Garden between City and Sea". In 2009, the New York State Council of the Arts, awarded an Individual Projects in Architecture research grant for Local Office's work in developing a modular, mobile and deployable solution to New York Harbor's Combined Sewer Overflow pollution. In 2010, the firm was recognized for their leadership and innovation in the green economy by the Congressional Hispanic Caucus in Washington DC. In 2013, the White House recognized the Local Office' initiatives for rebuilding a more resilient Rockaway Beach with the Hurricane Sandy "Champions of Change" award.

Local Office has completed the public streetscape project at Miracle Mile/Giralda Avenue Woonerf in Coral Gables, and is also credited with the design of the Miami Grand Central Park, the largest pop-up park in the United States, located on the blighted former Miami Heat Arena site in downtown Miami. In addition, Local Office designed the largest urban waterfront park project in Puerto Rico's history, the Parque del Litoral. The design was endorsed by the Caribbean Tsunami Information center for coastal resiliency, and the project garnered an Award of Honor from the AIA Puerto Rico and the Premio Obras CEMEX for Sustainable Infrastructure.

**Committee's Consensus Statement:**

The Committee determined that Local Office Landscape and Urban Design LLC (Local Office), has the necessary qualifications, relevant experience, technical capacity and experienced personnel required to meet the needs of the City and successfully complete the Project.

The Committee relied on the resumes provided by the Proposer, which detailed the technical qualifications of Key Personnel, the number of years of experience, the number of years working in the position identified for this Project, and project experience of a similar scope and complexity. In addition, signed reference forms from past clients were provided for each Key Personnel that attest to the performance of each on projects of similar scope and complexity.

Local Office proposed a team that met or exceeded the requisite experience for all Key Personnel (e.g., Project Manager, Landscape Architect, Urban Designer, Environmental Specialist, Surveyor, Civil Engineer, Traffic Engineer/Transportation Planner, Certified Arborist, Art Specialist and Community Outreach/Public Relations Specialists). The proposed Project Manager, Ms. Jennifer Bolstad, is a graduate of Harvard University, with a Masters with distinction in Landscape Architecture. Ms. Bolstad is licensed in the States of New York, New Jersey and Massachusetts. She is a LEED Accredited Professional, a Certified Arborist, and is a member of the American Society of Landscape Architects, International Society of Arboriculture, and American Institute of Architects.

Local Office presented a clear understanding of the scope of services required and provided a task-appropriate approach, which supports a close working relationship with the City, to appropriately address the complexities and challenges of the Project. The company's approach brings a unique technical landscape/urban design praxis, developed in close communications with the communities. The firm's community outreach will include civic and community organization engagement, reaching the citizens at their place of ownership, shopping, living, both longtime residents and those new to the rapidly changing neighborhood of Wynwood.

Local Office and their proposed team have demonstrated that they exceed the minimum qualifications and possess the technical capabilities to perform the work as evidenced by their project experience, proposed approach and favorable recommendations from past clients. Accordingly, as outlined in the consensus statement presented above, the Committee cited Local Office's project experience and proven track record, to be the primary reasons in recommending their Proposal as the top ranked proposal.

Subsequent to the approval of this recommendation, Procurement will request a price proposal from Local Office. The firm's price will be negotiated in the best interest of the City.

Copies of the score sheets are attached for each Committee member, as well as a composite score sheet.

Approved:   
Daniel J. Alfonso, City Manager

Date: 10-6-17

- c: Alberto N, Parjus, Assistant City Manager
- Nzeribe Ihekweba, PhD., P.E., Chief of Operations/Assistant City Manager
- Fernando J. Casamayor, Chief Financial Officer/Assistant City Manager
- Rafael Suarez-Rivas, Senior Assistant City Attorney
- Francisco J. Garcia, Director, P & Z
- Lydia Osborne, PhD, CPPO, CPPB, Assistant Director, Procurement
- David Snow, Planner II, P & Z

EVALUATION OF PROPOSALS

RFP NO. 16-17-049

WYNWOOD NW 3RD AVENUE WOONERF STREETSCAPE AND STREET TREE MASTER PLAN

COMPOSITE SCORES

SELECTION PROPOSERS CRITERIA	Maximum Points Per Member	Maximum Total Points (4 members)	AECOM Technical Services, Inc.	Arquitectonica GEO Corporation	Bermello Ajamil & Partners, Inc.	Curtis + Rogers Design Studio	EDSA, Inc.	kimley-Horn and Associates, Inc.	Local Office Landscape & Urban Design LLC	Trachtenberg Filigenzi LLC
Proposer's Qualifications and Experience	25	100	72	80	68	60	80	64	82	64
Qualifications, Experience and Availability of Proposer's Team	20	80	59	65	54	59	64	47	67	58
Project Manager's Qualification and Experience	15	60	51	50	45	46	51	44	55	46
Methodology and Approach to Functionality and Design Concept Innovation	15	60	31	42	31	34	48	35	52	52
Technical Capabilities in Designing and Master Planning in South Florida	15	60	48	54	42	40	54	48	54	45
Project Management/Schedule Adherence and Plan Delivery	10	40	35	33	35	32	32	32	35	28
CBE Participation	X	5	0	0	0	0	0	0	0	0
<b>TOTAL TECHNICAL POINTS</b>	<b>100</b>	<b>405</b>	<b>296</b>	<b>324</b>	<b>275</b>	<b>271</b>	<b>329</b>	<b>270</b>	<b>345</b>	<b>293</b>
<b>RANKING</b>			<b>4</b>	<b>3</b>	<b>6</b>	<b>7</b>	<b>2</b>	<b>8</b>	<b>1</b>	<b>5</b>

PRINT NAME:

SIGNATURE: *Lydia Osborne*  
 Chairperson: *Lydia Osborne*  
 Reviewed by: *Ann Dyer* *10/2/17*

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# EVALUATION OF QUALIFICATIONS

RFQ NO. 16-17-049

WYNWOOD NW 3RD AVENUE WOONERF STREETScape AND STREET TREE MASTER PLAN SERVICES

## JOSEPH EISENBERG, PLANNER II, P&Z

SELECTION PROPOSERS CRITERIA	Maximum Points	AECOM Technical Services, Inc.	Arquitectonica GEO Corporation	Bermello Ajamil & Partners, Inc.	Curtis + Rogers Design Studio	EDSA, Inc.	kimley-Horn and Associates, Inc.	Local Office Landscape & Urban Design LLC	Trachtenberg Filigenzi LLC
Proposer's Qualifications and Experience	25	18	19	18	15	20	18	20	18
Qualifications, Experience and Availability of Proposer's Team	20	16	17	15	16	18	15	19	16
Project Manager's Qualification and Experience	15	15	15	15	15	15	15	15	15
Methodology and Approach to Functionality and Design Concept Innovation	15	8	12	8	8	14	12	14	12
Technical Capabilities in Designing and Master Planning in South Florida	15	14	15	13	12	13	10	14	14
Project Management/Schedule Adherence and Plan Delivery	10	8	8	8	8	8	8	8	8
CBE Participation									
<b>TOTAL TECHNICAL POINTS</b>	<b>100</b>	<b>79</b>	<b>86</b>	<b>77</b>	<b>74</b>	<b>88</b>	<b>78</b>	<b>90</b>	<b>83</b>

EVALUATION OF QUALIFICATIONS

RFQ NO. 16-17-049

WYNWOOD NW 3RD AVENUE WOONERF STREETScape AND STREET TREE MASTER PLAN SERVICES

DAVID POLINSKY, WYNWOOD BID MEMBER, FORTIS DESIGN + BUILD LLC

SELECTION PROPOSERS	CRITERIA	Maximum Points	AECOM Technical Services, Inc.	Arquitectonica GEO Corporation	Bermello Ajamil & Partners, Inc.	Curtis + Rogers Design Studio	EDSA, Inc.	kimley-Horn and Associates, Inc.	Local Office Landscape & Urban Design LLC	Trachtenberg Filgenzi LLC
	Proposer's Qualifications and Experience	25	12	15	13	10	18	10	16	13
	Qualifications, Experience and Availability of Proposer's Team	20	10	13	12	10	13	5	12	15
	Project Manager's Qualification and Experience	15	12	8	9	7	10	5	12	8
	Methodology and Approach to Functionality and Design Concept Innovation	15	3	5	5	6	10	3	10	13
	Technical Capabilities in Designing and Master Planning in South Florida	15	10	12	6	5	12	14	14	10
	Project Management/Schedule Adherence and Plan Delivery	10	8	8	8	5	5	5	8	4
	CBE Participation									
	<b>TOTAL TECHNICAL POINTS</b>	<b>100</b>	<b>55</b>	<b>61</b>	<b>53</b>	<b>43</b>	<b>68</b>	<b>42</b>	<b>72</b>	<b>63</b>



EVALUATION OF QUALIFICATIONS

RFQ NO. 16-17-049

WYNWOOD NW 3RD AVENUE WOONERF STREETSCAPE AND STREET TREE MASTER PLAN SERVICES

ROBERTO ROVIRO, FLORIDA INTERNATIONAL UNIVERSITY

SELECTION PROPOSERS	CRITERIA	Maximum Points	AECOM Technical Services, Inc.	Arquitectonica GEO Corporation	Bermello Ajamil & Partners, Inc.	Curtis + Rogers Design Studio	EDSA, Inc.	kimley-Horn and Associates, Inc.	Local Office Landscape & Urban Design LLC	Trachtenberg Filigenzi LLC
	Proposer's Qualifications and Experience	25	20	23	15	15	20	13	23	12
	Qualifications, Experience and Availability of Proposer's Team	20	15	17	10	15	15	10	18	10
	Project Manager's Qualification and Experience	15	10	13	8	10	12	10	14	10
	Methodology and Approach to Functionality and Design Concept Innovation	15	10	13	8	10	12	10	14	15
	Technical Capabilities in Designing and Master Planning in South Florida	15	10	13	10	10	15	10	12	9
	Project Management/Schedule Adherence and Plan Delivery	10	10	8	10	10	10	10	10	8
	CBE Participation									
	<b>TOTAL TECHNICAL POINTS</b>	<b>100</b>	<b>75</b>	<b>87</b>	<b>61</b>	<b>70</b>	<b>84</b>	<b>63</b>	<b>91</b>	<b>64</b>

EVALUATION OF QUALIFICATIONS

RFQ NO. 16-17-049

WYNWOOD NW 3RD AVENUE WOONERF STREETScape AND STREET TREE MASTER PLAN SERVICES

VICTOR SANCHEZ, WDRS CHAIRMAN, GOLDMAN PROPERTIES

SELECTION PROPOSERS CRITERIA	Maximum Points	AECOM Technical Services, Inc.	Arquitectonica GEO Corporation	Bermello Ajamil & Partners, Inc.	Curtis + Rogers Design Studio	EDSA, Inc.	kimley-Horn and Associates, Inc.	Local Office Landscape & Urban Design LLC	Trachtenberg Filigenzi LLC
Proposer's Qualifications and Experience	25	22	23	22	20	22	23	23	21
Qualifications, Experience and Availability of Proposer's Team	20	18	18	17	18	18	17	18	17
Project Manager's Qualification and Experience	15	14	14	13	14	14	14	14	13
Methodology and Approach to Functionality and Design Concept Innovation	15	10	12	10	10	12	10	14	12
Technical Capabilities in Designing and Master Planning in South Florida	15	14	14	13	13	14	14	14	12
Project Management/Schedule Adherence and Plan Delivery	10	9	9	9	9	9	9	9	8
CBE Participation									
<b>TOTAL TECHNICAL POINTS</b>	<b>100</b>	<b>87</b>	<b>90</b>	<b>84</b>	<b>84</b>	<b>89</b>	<b>87</b>	<b>92</b>	<b>83</b>


CITY OF MIAMI, FLORIDA  
INTER-OFFICE MEMORANDUM

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TO: Daniel J. Alfonso  
City Manager

DATE: June 19, 2017

SUBJECT: Evaluation Committee for  
Wynwood 3<sup>rd</sup> Avenue Woonerf  
Streetscape Master Plan

FROM: Annie Perez, Director   
Procurement Department

REFERENCES: RFQ No. 16-17-049  
ENCLOSURES:

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Procurement Department will issue a Request for Qualifications (RFQ) No. 16-17-049 in June 2017, to procure a qualified and experienced professional consulting firm to provide urban design and landscape architecture/engineering to design the Wynwood NW 3<sup>RD</sup> Avenue Woonerf. The overall goal of the qualified firm 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.

It is respectfully requested that you approve the following individuals as members of the Evaluation Committee to evaluate and score the proposals. Each has the requisite knowledge and experience to evaluate the proposals pursuant to the RFQ.

**Chairperson (Non-Voting)**

Lydia Osborne, CPPO, Assistant Director of Procurement, City of Miami (COM)

**City of Miami Staff (Voting)**

- 1) Joseph Eisenberg, Planner II, Planning and Zoning (P&Z)
- 2) Devin Cejas, Zoning Administrator, P&Z

**External Committee Members (Voting)**

- 1) David Polinsky, Wynwood BID Member, Fortis Design + Build, LLC
- 2) Victor Sanchez, WDRC Chairman, Goldman Properties
- 3) Carlos Cruz-Casas, P.E., Assistant Director, Department of Transportation and Public Works, Miami-Dade County

**Alternate Committee Members**

- 1) Roberto Rovira, Associate Professor FIU LAEUD

**Technical Expert (Non-Voting)**

- 1) David Snow, Planner II, P&Z, COM

APPROVED: 

Daniel J. Alfonso, City Manager

6-20-17  
Date

AP:lo

c: Fernando Casamayor, Assistant City Manager/Chief Financial Officer  
Nzeribe Ihekwebaba, Assistant City Manager  
Alberto Parjus, Assistant City Manager  
Rafael Suarez-Rivas, Senior Assistant City Attorney  
Francisco Garcia, Director, P&Z  
Lydia Osborne, Assistant Director, Procurement