

**Condensed Title:**

A Request For Approval To Issue A Request For Proposals (RFP) To Identify Qualified Firms To Install, Operate, Manage, Service And Maintain A System Of Public Storage Lockers At Certain Beachfront Access Locations For Patrons And Beachgoers Attending The City's Beaches.

**Key Intended Outcome Supported:**

Increase resident ratings of public safety services and maintain crime rates at or below national trends.

**Supporting Data (Surveys, Environmental Scan, etc.):** According to the 2009 Community Survey, approximately 45 percent of respondents determined that one of the key areas for improvement was preventing crime in the City. Installing secure storage lockers in key beachfront locations is expected to deter criminal activity by curtailing the number of thefts occurring on the beach.

**Issue:**

Shall the City Commission approve the issuance of a Request for Proposals?

**Item Summary/Recommendation:**

The Police Department has reported a significant increase in the number of thefts involving personal belongings left unattended by beachgoers, which has also prompted a significant number of complaints and requests for additional police presence on the beach. Due the extent of the City's beachfront area as well as the high volume of beachgoers during certain times of the year, even additional police presence cannot address this problem alone. The one solution which is being recommended by the Police Department, which would assist significantly in curtailing the number of thefts, would be to install secure public storage lockers at certain key beachfront access locations, such as, but not limited to, 14th Street and 21Street. Such locker systems are in use at many recreational outdoor venues throughout the country, including theme parks, ski resorts and parks, as they are built not only to sustain outdoor elements but acts of vandalism as well. Based on preliminary research by staff, there are a number of highly reputable companies which own, operate and maintain storage locker systems as an all-inclusive service. Storage systems are designed and tailored to meet the needs of the facility or venue in which they are to be located and come in a variety of keyless options, which provide an added benefit for beachgoers in that it eliminates the worry of lost keys. Operating agreements typically provide for a commission to be paid to the client based on percentage of revenues collected. It should also be noted that since the companies retain ownership of and manage the units, there is virtually no cost to the client.

In order to determine the best possible source for storage lockers, the Administration recommends issuing a Request for Proposals (RFP) to identify qualified firms to install, operate, manage, service and maintain a system of public storage lockers at certain, (to be defined), beachfront access locations for patrons and beachgoers attending the City's beaches.

**Advisory Board Recommendation:**

N/A

**Financial Information:**

Source of Funds:		Amount	Account	Approved
OBPI	1			
<b>Total</b>				

Financial Impact Summary: N/A

**City Clerk's Office Legislative Tracking:**

Gus Lopez, extension 6641

**Sign-Offs: Department**

Director	Assistant City Manager	City Manager
AP  GL  KB 	HW 	JMG 

T:\AGENDA\2009\October 14\Consent\Lockers RFP - Summary.doc





# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## COMMISSION MEMORANDUM

TO: Mayor Matti Herrera Bower and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager

DATE: October 14, 2009

SUBJECT: **REQUEST FOR APPROVAL TO ISSUE A REQUEST FOR PROPOSALS (RFP)  
TO OPERATE AND MAINTAIN A SYSTEM OF PUBLIC STORAGE LOCKERS IN  
CERTAIN KEY BEACHFRONT ACCESS LOCATIONS OF THE CITY**

### ADMINISTRATION RECOMMENDATION

Approve the issuance of an RFP.

### ANALYSIS

The Police Department has reported a significant increase in the number of thefts involving personal belongings left unattended by beachgoers, which has also prompted a significant number of complaints and requests for additional police presence on the beach. Due the extent of the City's beachfront area as well as the high volume of beachgoers during certain times of the year, even additional police presence cannot address this problem alone.

The one solution which is being recommended by the Police Department, which would assist significantly in curtailing the number of thefts, would be to install secure public storage lockers at certain key beachfront access locations, such as, but not limited to, 14<sup>th</sup> Street and 21<sup>st</sup> Street. During the July 21, 2009 meeting of the Finance and Citywide Projects Committee, Commissioner Libbin recommended adding storage locker concessions as a way to keep beachfront restroom locations open until midnight and staffed accordingly. Even though the Committee didn't approve extending the hours of operation for the restrooms, the concept of implementing storage lockers to address security concerns warrants pursuing.

Similar locker systems are in use at many recreational outdoor venues throughout the country, including theme parks, ski resorts and parks, as they are built not only to sustain outdoor elements but acts of vandalism as well. Based on preliminary research by staff, there are a number of highly reputable companies which own, operate and maintain storage locker systems as an all-inclusive service. Storage systems are designed and tailored to meet the needs of the facility or venue in which they are to be located and come in a variety of keyless options, which provide an added benefit for beachgoers in that it eliminates the worry of lost keys.

Operating agreements typically provide for a commission to be paid to the client based on percentage of revenues collected. It should also be noted that since the companies retain ownership of and manage the units, there is virtually no cost to the client.

## **CONCLUSION**

In order to determine the best possible source for storage lockers, the Administration recommends that the Mayor and City Commission authorize the issuance of a Request for Proposals (RFP) to identify qualified firms to install, operate, manage, service and maintain a system of public storage lockers at certain, (to be defined), beachfront access locations for patrons and beachgoers attending the City's beaches.

### **Scope of Services**

The City will grant to the successful proposer, the exclusive right, during the Term of this Agreement, to install, operate, manage, service and maintain a system of public storage lockers at certain, (to be defined), beachfront access locations for patrons and beachgoers attending the City's beaches.

### **Security Deposit:**

Upon execution of the Agreement, the successful proposer shall furnish the City with a Security Deposit, as agreed to by the City. Said Security Deposit shall serve to secure successful proposer's performance in accordance with the provisions of the Agreement. In the event the successful proposer fails to perform in accordance with said provisions, the City may retain said Security Deposit, as well as pursue any and all other legal remedies provided herein, or as may be provided by applicable law.

### **Minimum Guarantee (MG):**

In consideration of the City executing the Agreement and granting the rights provided in the Agreement, the successful proposer shall pay to the City a Minimum Guaranteed Annual Concession Fee (MG).

### **Percentage of Gross (PG):**

During the initial term, and any renewal term, of the Agreement, successful proposer shall pay the City a percentage of successful proposer's gross receipts (PG). In the event that the annual PG is less than the MG amount provided in the Agreement, then the successful proposer shall also pay to the City, on an annual basis, the difference between the PG amount and the MG amount.

In the event that the City, at its sole discretion, chooses to extend the term of this Agreement for any renewal term, the renewal term MG shall be subject to negotiations.

## **EVALUATION CRITERIA**

Specific factors will be applied to proposal information to assist the City in its task of selecting the most-qualified candidate or candidates for this RFP. An Evaluation Committee appointed by the City Manager will evaluate proposals. Oral presentations may be required of all Proposers. The evaluation criteria to be considered in the evaluation of proposals are listed below:

- A) Financial: (45 points)
  - Proposed minimum guaranteed revenue or percentage of gross sales to the City; and
  - Quality of proposed equipment and support services.
  
- B) Experience and qualifications: (35 points)
  - Experience and qualifications of the Proposer; and
  - Past performance.

- C) Methodology and Approach: (20 points)
- Methodology and approach relative to ensuring successful Concessions; and
  - Customer Service and Maintenance Plans.

**TERMS OF AGREEMENT**

Any or all Agreements entered into the by City, will be for a period of two (2) years with the sole option and discretion of the City, to renew for an additional three (3), one year periods.

JMG:HF:AP:KOB

T:\AGENDA\2009\October 14\Consent\Lockers RFP - Memo.doc