

MIAMI BEACH

City Commission Meeting

ADDENDUM MATERIAL 1

City Hall, Commission Chambers, 3rd Floor, 1700 Convention Center Drive

May 8, 2013

Mayor Matti Herrera Bower
Vice-Mayor Jonah Wolfson
Commissioner Jorge R. Exposito
Commissioner Michael Góngora
Commissioner Jerry Libbin
Commissioner Edward L. Tobin
Commissioner Deede Weithorn

City Manager Jimmy L. Morales
City Attorney Jose Smith
City Clerk Rafael E. Granado

Visit us at www.miamibeachfl.gov for agendas and video "streaming" of City Commission Meetings.

ATTENTION ALL LOBBYISTS

Chapter 2, Article VII, Division 3 of the City Code of Miami Beach entitled "Lobbyists" requires the registration of all lobbyists with the City Clerk prior to engaging in any lobbying activity with the City Commission, any City Board or Committee, or any personnel as defined in the subject Code sections. Copies of the City Code sections on lobbyists laws are available in the City Clerk's office. Questions regarding the provisions of the Ordinance should be directed to the Office of the City Attorney.

ADDENDUM AGENDA

C2 - Competitive Bid Reports

C2E Request For Approval To Reject All Proposals Received, Pursuant To Request For Proposals (RFP) No. 006-2013TC, For Maintenance And Security Service (Optional) At The Lincoln Road Mall.

(Public Works/Procurement)

R10 - City Attorney Reports

R10B Notice Of Closed Executive Session
Pursuant To Section 447.605, Florida Statutes, A Closed Executive Session Will Be Held During Recess Of The City Commission Meeting On Wednesday, May 8, 2013, In The City Manager's Large Conference Room, Fourth Floor, City Hall, For A Discussion Relative To Collective Bargaining.

THIS PAGE INTENTIONALLY LEFT BLANK

Condensed Title:

A Recommendation to Reject All Proposals Received, Pursuant to Request for Proposals (RFP) No. 006-2013TC, for Maintenance and Security Services (Optional) at the Lincoln Road Mall.

Key Intended Outcome Supported:

Ensure well-maintained facilities
Supporting Data (Surveys, Environmental Scan, etc.): Cleanliness Index for Streets, Sidewalks, Rights-of-Way, Parks, Parking and Alleys

Issue:

Shall the City Commission reject all proposals received?

Item Summary/Recommendation:

The Lincoln Road Mall is a major South Florida destination serving tourists, residents and the general public. Maintaining this key thoroughfare clean and well-maintained is essential to helping preserve the City's status as a world class destination, as well as securing the viability of this important economic engine for the City. For a number of years, the management of maintenance services within the Lincoln Road Mall service area has been provided by the Property Management, Sanitation, and GreenSpace Management Divisions, with the Police Department managing the contracted security services.

On September 12, 2012, the City Commission approved the issuance of Request for Proposals (RFP) 006-2013TC to consider options for maintaining and securing the Lincoln Road Mall. The RFP was issued on December 24, 2012. The Public Group issued bid notices to 39 prospective bidders of which 23 accessed the advertised solicitation. In addition, 30 vendors were notified via email. The pre-bid conference was held on January 15, 2013. During the pre-bid conference, prospective bidders were instructed on the procurement process and the information their respective proposals should contain. On April 15, 2013, three (3) bids were received from Keystone Property Management, Inc., Standard Parking d/b/a SP Plus Maintenance d/b/a Parking Facility Systems, and Superior Landscaping & Lawn Service, Inc.

Through the Procurement Division's review of each bid for responsiveness, it was determined that the proposals received were nonresponsive based on the following reasons:

- Keystone Property Management, Inc. was deemed nonresponsive for failing to demonstrate a proven track record of maintenance management in pedestrian-oriented venues and facilities open to the public similar to the Lincoln Road Mall.
- Standard Parking d/b/a SP Plus Maintenance d/b/a Parking Facility Systems was deemed nonresponsive for failing to submit its pricing on the pricing form provided in Addendum 7 - a mandatory requirement of the RFP.
- Superior Landscaping & Lawn Service, Inc., was deemed nonresponsive for failing to demonstrate a proven track record of maintenance management in pedestrian-oriented venues and facilities open to the public similar to the Lincoln Road Mall.

After considering the review and recommendation of City staff, the City Manager exercised his due diligence and carefully considered the specifics of this RFP process. As a result, the City Manager recommends to the Mayor and City Commission to reject all proposals received. Prior to releasing a subsequent RFP, the City Manager has instructed City staff to conduct an industry review of the companies that currently manage outdoor pedestrian-oriented facilities, such as Bal Harbour Shops, Bayside Marketplace, The Falls, and the Village of Merrick Park.

Advisory Board Recommendation:

N/A

Financial Information:

Source of Funds:	Amount	Account
1	N/A	
OBPI	2	
Total		

Financial Impact Summary: N/A

City Clerk's Office Legislative Tracking:

Jay Fink, ext. 6319

Sign-Offs:

Department Director JF AD	Assistant City Manager MT KGB	City Manager JLM
-------------------------------------	---	----------------------------

T:\AGENDA\2013\May 8\ITB 006-2013TC - Lincoln Road Mall Maintenance - Summary.doc





MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

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

FROM: Jimmy L. Morales, City Manager

DATE: May 8, 2013

SUBJECT: **REQUEST FOR APPROVAL TO REJECT ALL PROPOSALS RECEIVED, PURSUANT TO REQUEST FOR PROPOSALS (RFP) NO. 006-2013TC, FOR MAINTENANCE AND SECURITY SERVICE (OPTIONAL) AT THE LINCOLN ROAD MALL.**

ADMINISTRATION RECOMMENDATION

Reject all proposals.

KEY INTENDED OUTCOME SUPPORTED

Ensure well maintained facilities.

BACKGROUND

The Lincoln Road Mall is a major South Florida destination serving tourists, residents and the general public. Maintaining this key thoroughfare clean and well-maintained is essential to helping preserve the City's status as a world class destination, as well as securing the viability of this important economic engine for the City. For a number of years, the management of maintenance services within the Lincoln Road Mall service area has been provided by the Property Management, Sanitation, and GreenSpace Management Divisions, with the Police Department managing the contracted security services.

RFP PROCESS

On September 12, 2012, the City Commission approved the issuance of Request for Proposals (RFP) 006-2013TC to consider options for maintaining and securing the Lincoln Road Mall. The RFP was issued on December 24, 2012. The Public Group issued bid notices to 39 prospective bidders of which 23 accessed the advertised solicitation. In addition, 30 vendors were notified via email. The pre-bid conference was held on January 15, 2013. During the pre-bid conference, prospective bidders were instructed on the procurement process and the information their respective proposals should contain. On April 15, 2013, three (3) bids were received from Keystone Property Management, Inc., Standard Parking, SP Plus Maintenance d/b/a Parking Facility Systems, and Superior Landscaping & Lawn Service, Inc.

Through the Procurement Division's review of each bid for responsiveness, it was determined that the proposals received were nonresponsive based on the following reasons:

- Keystone Property Management, Inc. was deemed nonresponsive for failing to demonstrate a proven track record of maintenance management in pedestrian-oriented venues and facilities open to the public similar to the Lincoln Road Mall.
- Standard Parking, SP Plus Maintenance d/b/a Parking Facility Systems was deemed nonresponsive for failing to submit its pricing on the pricing form provided in Addendum 7 - a mandatory requirement of the RFP.
- Superior Landscaping & Lawn Service, Inc., was deemed nonresponsive for failing to demonstrate a proven track record of maintenance management in pedestrian-oriented venues and facilities open to the public similar to the Lincoln Road Mall.

CITY MANAGER'S DUE DILIGENCE

After considering the review and recommendation of City staff, the City Manager exercised his due diligence and carefully considered the specifics of this RFP process. As a result, the City Manager recommends to the Mayor and City Commission to reject all proposals received. Prior to releasing a subsequent RFP, the City Manager has instructed City staff to conduct an industry review of the companies that currently manage outdoor pedestrian-oriented facilities, such as Bal Harbour Shops, Bayside Marketplace, The Falls, and the Village of Merrick Park.

CONCLUSION

The Administration recommends that the Mayor and City Commission reject all proposals received pursuant to Request for Proposals (RFP) No. 006-2013TC, for maintenance and security services (optional) at the Lincoln Road Mall.

JLM/KGB/MT/JF/AD

T:\AGENDA\2013\May 8\RFP 006-2013TC - Lincoln Road Mall Maintenance - MEMO.docx

THIS PAGE INTENTIONALLY LEFT BLANK

R10 - City Attorney Reports

R10B Notice Of Closed Executive Session

Pursuant To Section 447.605, Florida Statutes, A Closed Executive Session Will Be Held During Recess Of The City Commission Meeting On Wednesday, May 8, 2013, In The City Manager's Large Conference Room, Fourth Floor, City Hall, For A Discussion Relative To Collective Bargaining.

Agenda Item R10B
Date 5-8-13

THIS PAGE INTENTIONALLY LEFT BLANK