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TO: Chair and Members of the Board

FROM: Diane Colonna, Executive Director

DATE:

RFQ MCRA 2015-03 MARGATE CITY CENTER DEVELOPMENT - SELECTION COMMITTEE
RECOMMENDATION OF FIRMS TO PROCEED TO RFP PROCESS

BACKGROUND:

On November 20, 2014 the MCRA issued a Request for Qualifications (RFQ) for redevelopment of the City Center site, with a submission deadline of February 11, 2015. Responses to the RFQ were received from the following four (4) development firms described below:

- 1) AHS Development Group, Miami - AHS is primarily a multi-family developer specializing in market rate apartment projects. They currently have a mixed use project under construction in Dania that includes 144 units and 8,000 sq. ft. of commercial space. Their project architect is South East Architect Services, Inc.
- 2) Centennial Management Corporation (CMC), Miami Lakes - CMC is a developer/manager of numerous rental housing projects and commercial properties in South Florida. They have extensive experience with apartment renovation projects and specialize in affordable housing. There was no project architect specified.
- 3) New Urban Communities, Delray Beach - New Urban is a builder/developer focused on infill, redevelopment and traditional neighborhood projects in South Florida including several mixed commercial/residential projects. Their project architect is Dover Kohl & Partners.
- 4) Preferred Realty & Development, Margate - Preferred is a commercial real estate/development firm that also provides property management and brokerage services. The company has developed, managed and owned individual industrial, residential and commercial projects. There was no project architect specified.

Copies of the four responses are included in the back-up, with the financial information redacted.

A Selection Committee consisting of the City Manager, Economic Development Director, CRA Executive Director and a non-voting representative from RMA reviewed the submittals. The three voting members ranked the proposals as follows:

- | | |
|---|----------|
| 1. New Urban Communities/Dover Kohl Architects | 271 pts. |
| 2. AHS Development Group/Southeast Architect Services | 233 pts. |
| 3. Centennial Management Corporation (CMC) | 207 pts. |
| 4. Preferred Realty & Development | 190 pts. |

After some discussion the Committee decided to recommend to the CRA Board that the top two respondents proceed to the next step, which is the RFP process. New Urban ranked highest due to their experience with mixed use and urban/infill projects. AHS Development had more limited experience with mixed use but still ranked high due to the style and quality of their existing residential projects. Centennial ranked lower due to their experience as primarily an affordable housing developer, which was not identified as a major use being sought for this project. Preferred Realty's experience included both residential and commercial but as single user projects - they did not demonstrate any experience with a larger scale mixed use development.

The RFP process will require the submission of a conceptual site plan showing the locations, height and layout of buildings, floor plans and dimensions, uses, amenities and parking. It will also require the preparation of project costs, an operating pro forma and financing plan. A draft copy of the RFP is included in the back up, with a submission deadline of Tuesday May 12, 2015 at 2:00 p.m.

RECOMMENDATION:

Accept the Steering Committee's recommendation and select New Urban Communities and AHS Development Group to proceed to the Request for Proposals process for the City Center property.

FISCAL IMPACT:

None.

CONTACT PERSON: Diane Colonna, Executive Director