

RFP #003-14 Selection Committee Findings Bahama Village Redevelopment Subarea Visioning and Capital Projects Work Plan October 6, 2014				
	Zyschovich	Bermello Ajamil	PMG	KB&B/Marston
C. Turner	72	84	76	57
M. Finigan	79	78	70	69
N. Malo	90	65	65	75
D. Craig	85	71	59	50
P. Eables	69	86	77	49
D. Steckley	75	64	72	62
M. Wilbarger	85	78	70	52
<i>Subtotal:</i>	555	526	489	414
<i>Average:</i>	79	75	70	59
<i>References:</i>	8	8	8	10
<i>Total</i>	86	83	78	69

Ranking:

1. Zyschovich
2. Bermello Ajamil
3. PMG
4. KB&B/ Marston

Bahama Village Redevelopment Area Visioning and Capital Projects Work Plan
RFP 004-14
Reference Questions

We have asked for competitive responses for a Capital Projects Work Plan for the City's Community Redevelopment Area. Specifically a spending plan for the Redevelopment Trust Fund and capital projects priority list.

1. Has *consultant firm* done something similar for you based on an estimated annual budget?
2. Did consultant help amend the CR Plan?
3. Did consultant demonstrate to you thorough understanding of CRA law?
4. How would you rank their public participation process? What methodologies did they use? Was it successful?
5. On a scale of 1-10 how would you rank the project manager on being responsive and easy to work with?
6. How satisfied were you with the project outcome?

B&A

Joseph Corradino, Homestead. Hist. downtown Master Plan.

Homestead CRA. Tweaking LDR in downtown district. Had good interaction with public that worked well. Standard stakeholder meetings, walking neighborhood to talk with neighbors, and stakeholder meetings. Great graphics. Resulted in form based code and economic development recommendations that led to a \$20m bond. Brought in Lambert and Alfredo Sanchez. Concepts were good but editing needed. Lambert and B&A work well together.

Mr. Danovich, Pompano, CRA Engineer.

B&A has provided services to the agency (and the City) for a number of years and on a number of projects. They have been retained to plan, design and provide professional recommendations in a variety of disciplines such as civil, structural, mechanical, electric engineering, planning, architecture and landscape architecture, to name a few. In recent past, B&A helped re-design a public parking facility; a segment of roadway (perhaps the most crucial) connecting to our beach; a beach kiosk; a public library; and, a historical building, to name a few, with design costs varying from a few to several thousand dollars and construction costs in the millions. We know them to be very familiar and have a great working relationship with most State of Florida, County and Municipal government agencies. Other than delays caused by us, B&A has been on time with their services and has helped us keep our budgets in check with sound designs. Staff members are very good at communicating with us and staying in touch with our contractors. Recently, the CRA renewed the continuing services contract and extended it until 2015. We would have no qualms about retaining B&A for future services and feel very comfortable working with B&A Staff.

Mr. Rick Ammirato, CRA Director, Planning Services - 305-224-4401

Master plan and economic development analysis. No updates were required to the CRP and no CRA law needed. Band A was good at managing the Public input process and would rank the

project manager as really easy to work with. The project was complicated and they did a great job.

Lambert

Niydia Rafois-Sallaberry, Hallandale Beach, Dep. City Manager

Lambert conducted a similar project for Hallandale Beach CRA. He was critical in the cities negotiation with the owners of a big project DA negotiation, asses tax revenues over the life of the CRA. Executed an ROI, or end point where TIF is out dated. Economic benefit analysis. He is on retainer for annual revenue and tax review. Also a consultant for the City for a natural gas facility feasibility analysis. Attempted to create an economic proposal that can work with private partnership. Fair and on time. Innovative!!! Easy to work with. Provided options. Great negotiator. Would recommend them and work with them again! Very approachable.

Zyschovich

John Jacobsen (John@intergraphic.com), Cape Coral

Thinks Zyschovich is FABULOUS. Conscious about what is actually possible related to the context of the location. They understand how to design code and build things. Lambert is excellent and will supplant the economic development and real estate needs.

Jaye Epstein, Hollywood CRA: Andrea Windigt, Assistant Director

No amendments to CRP. They did LDR, public participation, and design. Legal consistency and testing strong. Would work with them again.

Ana Maria Aponte, Jacksonville Planning Director

Not a capital improvements plan but a zoning code and update the downtown master plan. 8 of 10 pts they are responsible. Would recommend them.

Kane, Balmer and Berkman

City of Imperial Beach – Jennifer Lyon, CA

Called back several times in order to give a reference for KBB. KBB has assisted Legal Department as CRA specialists for City. Kendall is phenomenal, consistent and thorough about providing the facts in how to move forward with an agreement and development. Incredibly responsive, prompt advice. Depth in the firm with a lot of capital projects and public private partnerships and CRA law. All very high quality. Premier firm in CA for Redevelopment. Has helped with disillusionment and helped the city keep assets and everything they needed to keep as CRA dissolved so the City is very thankful with the service. Can't say enough good things about them and feel lucky to have this legal expertise including public attorney experience as former city attorney.

City of La Mesa - Bill Chopyk, CD director

KM is a long term financial analyst and real-estate specialist that are still working with City. KBB is an incredible attorney helping the City's deal with the CRA dissolution and bond issues. They make a dynamo team that will facilitate any plan amendment and support it with financial feasibility facts. Are the top performing companies with most experience in California and come HIGHLY recommended.

City of El Centro – Kris Becker

Advice on dissolution of RA for bond issuance. Recommended against legislation. Extremely responsive, knows what they are talking about. Noticed that they were very accurate and responsible with spending. Kendall gets a 10 for responsiveness and knowledge of CRA Law.

City of Coronado - Blair King

KBB comes Highly recommended as experts in CRA law. They are currently retained by the City of Coronado. They are incredibly responsive and a pleasure to work with. Excellent service and are on the winning side of litigation. Further, their fees are reasonable and responsible.

Kyser Marston

City of Buena Park – Scott Riordan

Has worked with Kyser Marston for 25 years. Km has been doing CRA analysis of affordable housing evaluations and negotiations as well as commercial and cash flow analysis and have tremendous experience. Are one of 2 best CRA firms in Southern California. Have a great team that has well rounded specializations. Very good at what they do. Are highly recommended with experience in Plan amendments and feasibility studies. The products are always well done, take the time to give you a complete project without any babysitting

City of Culver City – Sol Blumenfeld

Has done feasibility study for large TIF projects that were successful. Has completed 30 redevelopment scenarios for multiple transit oriented development projects in a small community with height restrictions and affordable housing needs and parking analysis. Great working relationship. Has done several additional complex agricultural market analysis needs including rent structures for types of tenants desired. Analyzed mixed use development ordinance and AH projects and deed restrictions, theatre and several planning projects. All successful projects. Feels VERY lucky to have KMA to rely on and Highly recommends them as the top redevelopment council in the state. Lots of credibility with commission and decision makers.

Also highly recommends KBB. – Get counseling as opposed to a bill!

City of La Mesa – Yevon Garret

Has worked with KM for 14 years on various projects. They are excellent at financial analysis and negotiations of deals and projects for the city. Cannot recommend them enough. Would not have been as successful in developments without them and cannot recommend them enough.

PMG Associates

Delray Beach - Diane Colonna.

Are under continuing contract of development services for 8 years with City. PMG evaluates proposals and analyses what types of jobs and increment and feasibility will be possible. Analyze grant projects and economic incentive programs. Very reliable and timely. Nice people to work with. No experience with them doing visioning. No price gauging, very reasonably priced. No arguing for services no rendered.

City of Casselberry – Sandra Smith

PMG worked with City extend the CRA Plan that was successful despite little support from the county. Put together a work plan based on existing programing with funding needs analysis. Did a great job providing supporting documentation in order to justify a 2 year and 10 yr. extension based on needs of county and CM needs. Very responsive and easy to work with. Reached out to county council and were well received. Would work with them again and rank them an 8.75 based on scope changes by the City that