File #: 18-0037 CRA, **Version:** 1

TO: **CRA Board of Commissioners**
FROM: **Krista Walker, Contract Manager**
THROUGH: **Jeff Costello, CRA Executive Director**
DATE: **July 12, 2018**

THIRD AMENDMENT TO DEVELOPMENT SERVICES CONTINUING CONTRACT AGREEMENTS - PMG ASSOCIATES, INC., REDEVELOPMENT MANAGEMENT ASSOCIATES, LLC, IBI GROUP FLORIDA, INC., AND WTL+A

Recommended Action:

By separate motions:

1. Approve the Third Amendment to the Agreement with PMG Associates, Inc. to provide for Project Development, Financial, and Real Estate Management Analysis and Services, and extend the term for a period of twelve (12) months, expiring on August 13, 2019.

2. Approve the Third Amendment to the Agreement with Redevelopment Management Associates, LLC to provide for Project Development, Financial, and Real Estate Management Analysis and Services, and extend the term for a period of twelve (12) months, expiring on August 13, 2019.

3. Approve the Third Amendment to the Agreement with IBI Group Florida, Inc. to provide for Project Development, Financial, and Real Estate Management Analysis and Services, and extend the term for a period of twelve (12) months, expiring on August 13, 2019.

4. Approve the Third Amendment to the Agreement with WTL+a to provide for Project Development, Financial, and Real Estate Management Analysis and Services, and extend the term for a period of twelve (12) months, expiring on August 13, 2019.

Background:

At the May 9, 2013 CRA Board Meeting, a Request for Qualifications was issued to provide services associated with redevelopment projects including fiscal analysis, market analysis, preparation of pro formas, and other planning and real estate related services to be performed on a continuing contract basis.

On June 27, 2013 the CRA Board directed Staff to enter into contract negotiations with the following four (4) firms:

1. PMG Associates, Inc. (“PMG”)
2. Redevelopment Management Associates, LLC (“RMA”)
3. IBI Group Florida, Inc. (“IBI Group”)
4. WTL+a

On July 25, 2013, the CRA Board approved the Agreements for Project Development, Financial, and Real Estate Management Analysis and Services with PMG, RMA, IBI Group and WTL+a. The term of the

Agreements was for an initial three (3) year period, commencing on August 14, 2013, with the option to renew on an annual basis for up to three (3) additional one (1) year terms by providing the Consultants with written notice. At the April 28, 2016 Board Meeting, an Amendment was approved to extend the contract for an additional one (1) year period. At the June 8, 2017 Board Meeting, a Second Amendment was approved to extend the contract for an additional one (1) year period, which will expire on August 13, 2018.

Examples of the projects worked on by the consultants include:

- IBI Group - The Set transformation Plan (Pending City Commission Approval) - Updates the West Atlantic Avenue Redevelopment Plan (CRA Sub-area 3) and Southwest Area Neighborhood (CRA Sub-Area 8) Redevelopment Plan, as well as inclusion of a plan for the Northwest Neighborhood (CRA Sub-Area 4,) and consolidating the Plans into one comprehensive document.
- PMG Associates - TIF Analyses associated with RFPs.
- RMA - Community Redevelopment Plan Update and Old School Square Center for the Arts Campus/ Park Visioning Meetings. Consultant Services associated with the proposed 2018 RFQ/P for the SW 600-900 Blocks on West Atlantic Avenue.
- WTL+a - The North Federal Highway Real Estate Market Analysis.

The consultants have agreed to maintain their rates as approved in 2013. There was additional language added to the Second Amendment to include conflicts of interest.

The CRA anticipates it will need these development services in the upcoming year for updates to the Community Redevelopment Plan, redevelopment/neighborhood plans as well as financial and economic impact/market analysis and/or planning services. Given the other RFQs, RFPs and RFBs the CRA is processing, CRA staff would like to extend the contracts with each of the four consultants for an additional year up to and including August 13, 2019.

Attachment(s): Third Amendment to Agreements with PMG, RMA, IBI Group and WTL+a

CRA Attorney Review:

The CRA Attorney has prepared the Third Amendments with PMG, RMA, IBI Group and WTL+a

Finance Review:

N/A

Funding Source/Financial Impact:

N/A

Timing of Request:

Current Agreements will expire on August 13, 2018. If not approved a new Request for Qualifications will need to be issued.