



TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Rickelle Williams, City Manager

DATE: April 21, 2026

TITLE: Motion Rejecting All Proposals for Request for Qualifications (RFQ) No. 337
- Design Criteria Package for Riverwalk Parking Garage Repairs - Phase II
- (**Commission District 4**)

Recommendation

Staff recommends the City Commission reject all proposals received in response to Request for Qualifications (RFQ) No. 337 for the Design Criteria Package for Riverwalk Parking Garage Repairs - Phase II.

Background

The Transportation and Mobility Department is seeking a qualified, experienced, and licensed firm to provide professional services to develop a Design Criteria Package for the second phase of the Riverwalk Parking Garage located at 150 SE 2 Street. Originally constructed in 1983, the 2,200-parking space garage had undergone minimal improvements outside of general maintenance. Within a 2018 Structural Assessment Report, the following items and issues were identified as needing to be repaired, replaced, and/or upgraded to meet current codes and regulations.

- Repairs and/or updates to Fire Department Connection Lines/Standpipes throughout the Garage;
- Update to electrical system to support recent elevator upgrades;
- Exterior of building and top of slabs are to be pressure washed and waterproofed;
- Installation/replacement of damaged or missing sections of perimeter wood rails at all levels;
- Removal of rust and painting of all metal tube rail behind wood rails at all levels;
- Painting of railing at all stair rails/handrails/posts;
- Remove and replace glazing system in elevator shafts;
- Install impact glazing system that responds to current wind pressure;
- Improvements to the retail courtyard area, to help elevate the aesthetics and improve safety by replacing windows to impact capabilities; and
- Addition of improved wayfinding and camera system for LPR monitoring.

On August 16, 2022, the City Commission approved the award for Phase I repairs to the Riverwalk Center Parking Garage (CAM #22-0677). Phase I prioritized the most immediate needs, including concrete repairs, waterproofing, drainage improvements, and limited railing upgrades.

The remaining repairs will be advanced as Phase II through a Design-Build delivery method. Phase II includes repair of the fire service water line and electrical system, remaining exterior improvements, additional waterproofing, installation of fire suppression lines, lighting, a camera system, wayfinding, and courtyard improvements.

On September 18, 2024, the Procurement Services Division advertised RFQ No. 337 - Design Criteria Package for Riverwalk Parking Garage Repairs - Phase II. The City received the following four (4) proposals in response to the solicitation, which closed on October 2, 2024:

1. Kimley-Horn and Associates, Inc.
2. THA Consulting, Inc.
3. Walker Consultants, Inc.
4. Jorge A. Gutierrez Architect, LLC.

Staff thoroughly reviewed all four (4) proposals for compliance with the solicitation requirements, and all were deemed responsive and responsible. Following the Evaluation Committee's review and ranking of proposals for the original Phase II scope of work, Walker Consultants was identified as the top-ranked firm.

However, during negotiations, staff revisited and refined the Phase II scope several times to better align the project with priority needs. As the scope was adjusted, the negotiation process was extended significantly. The scope was ultimately narrowed to focus on priority improvements, including, but not limited to, the fire suppression system, lighting, and guardrail improvements. Despite efforts to negotiate, the consultant was unable to deliver the refined scope within the revised budget.

Accordingly, staff recommends rejecting all proposals and issuing a new solicitation based on a more clearly defined scope of work and budget.

Resource Impact

There is no fiscal impact associated with this item.

Strategic Connections

This item is a Fiscal Year (FY) 2026 Commission Priority, advancing the Infrastructure and Resilience initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Infrastructure and Resilience Focus Area, Goal 4: Facilitate an efficient, multimodal transportation network.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Ready*.

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan, specifically advancing:

- The Infrastructure Focus Area
- The Transportation and Mobility Element
- Goal 1: Ensure the equitable development of a Complete Network for transportation that prioritizes Safety and emphasizes multimodal mobility and accessibility.

Attachments

Exhibit 1 - Solicitation

Exhibit 2 - Evaluation Committee Tabulation

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