

Condensed Title:

A Resolution Of The Mayor And City Commission Of The City Of Miami Beach, Florida, Accepting The Recommendation Of The City Manager Pertaining To The Ranking Of Proposals, Pursuant To Request For Qualifications (RFQ) No. 2014-142ME, For The Design Criteria Professional Services For The Miami Beach Convention Center Renovation.

Key Intended Outcome Supported:

Expediently upgrade the convention center to be smart, modern, energy efficient, and which fits local context, including walkability.

Supporting Data (Surveys, Environmental Scan, etc): N/A

Item Summary/Recommendation:

On January 15, 2014, the City Commission directed the Administration to prepare a competitive solicitation for design services relating to the renovation and expansion of the Miami Beach Convention Center.

On February 12, 2014, the Mayor and Commission authorized the issuance of RFQ 2014-142-ME for Design Criteria Professional (DCP) Services for the Miami Beach Convention Center Renovation and Expansion.

RFQ 2014-142-ME was issued on February 14, 2014, with an opening date of March 10, 2014. A mandatory pre-proposal conference to provide information to the proposers submitting a response was held on February 28, 2014. The City received proposals from eight (8) firms:

On March 11, 2013, the City Manager via Letter to Commission (LTC) No. 079-2014, appointed an Evaluation Committee (the "Committee") which convened on March 25, 2014 to consider proposals received and interview the proposing teams. After each had been interviewed, the Committee was instructed to score and rank each proposal pursuant to the evaluation criteria established in the RFQ. In the deliberation process, the Committee agreed that the stronger proposers were Fentress, LMN, and Gensler. Therefore, the Committee focused the discussion on the top three (3) proposers. After deliberations, the Committee scored and ranked all the proposers, which resulted in Fentress ranked as the top-ranked proposer, followed by Gensler and LMN tied as second-ranked proposers. A full analysis of the results of the Committee scoring is attached.

After reviewing all the submissions, attending the Evaluation Committee meeting in its entirety and having heard the Evaluation Committee's comments and rankings, the City Manager exercised his due diligence and is recommending that the Mayor and the City Commission enter into negotiations with the top-ranked proposer, Fentress Architects.

RECOMMENDATION

The Administration recommends that the Mayor and City Commission of the City of Miami Beach, Florida accept the recommendation of the City Manager pertaining to the ranking of proposals, pursuant to request for qualifications (RFQ) No. 2014-142ME for Design Criteria Professional (DCP) Services for the Miami Beach Convention Center Renovation; authorizing the Administration to enter into negotiations with the top-ranked proposer, Fentress Architects; and further authorizing the City Manager to execute an Agreement upon conclusion of successful negotiations by the Administration.

ADOPT THE RESOLUTION.

Advisory Board Recommendation:

Financial Information:

Source of Funds:	Amount	Account
1	\$11,000,000	Miami Beach Redevelopment Agency Non-Trust Fund Special Revenue Account No. 165-2816-061357
2		
Total		

Financial Impact Summary: Any future or additional expenditures will be based on previously approved budgeted funds.

City Clerk's Office Legislative Tracking:

Alex Denis, Extension 6641

Sign-Offs:

Department Director	Assistant City Manager	City Manager
AD  MH  MS 	M  KGB	JLM 

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MIAMI BEACH

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

COMMISSION MEMORANDUM

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: April 9, 2014

SUBJECT: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE CITY MANAGER PERTAINING TO THE RANKING OF PROPOSALS, PURSUANT TO REQUEST FOR QUALIFICATIONS (RFQ) NO. 2014-142ME, FOR THE DESIGN CRITERIA PROFESSIONAL SERVICES FOR THE MIAMI BEACH CONVENTION CENTER RENOVATION**

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

KEY INTENDED OUTCOME SUPPORTED

Expediently upgrade the convention center to be smart, modern, energy efficient, and which fits local context, including walkability.

FUNDING

Funding in the amount of \$11,000,000 has been appropriated in the Capital Budget as follows:

- From Miami Beach Redevelopment Agency Non-Trust Fund Special Revenue

Any future or additional expenditures will be based on previously approved budgeted funds.

BACKGROUND

On January 15, 2014, the City Commission directed the Administration to prepare a competitive solicitation for design services relating to the renovation and expansion of the Miami Beach Convention Center.

On February 12, 2014, the Mayor and Commission authorized the issuance of RFQ 2014-142-ME for Design Criteria Professional (DCP) Services for the Miami Beach Convention Center Renovation and Expansion.

In order to significantly expedite the process for the renovation of the Convention Center, the City plans to enter into a design-build agreement to deliver the project. Under this approach the utilization of a Design Criteria Professional (DCP) is required under State law. The DCP, working with the City, will prepare a Design Criteria Package outlining the plans and specifications of the expansion and renovation. The services of the DCP will include assessing concepts, schematic design and design development phases, representing, at the City's option, up to approximately 30% of the total design documents ultimately required. The design-builder's designer will complete the remaining design and will be responsible for construction documentation and administration. The DCP will remain the City's advisor throughout construction to monitor that the ultimate project is delivered consistent with the design criteria package.

RFQ PROCESS

RFQ 2014-142-ME was issued on February 14, 2014, with an opening date of March 10, 2014. A mandatory pre-proposal conference to provide information to the proposers submitting a response was held on February 28, 2014. The City received proposals from the following eight (8) firms:

1. Bermello Ajamil & Partners, Inc.
2. Fentress Architects
3. Gensler
4. HKS Architects, Inc.
5. LMN Architects
6. RM Plus LLC Planning and Design
7. Rafael Vinoly Architects
8. Woods Bagot

On March 11, 2013, the City Manager via Letter to Commission (LTC) No. 079-2014, appointed an Evaluation Committee (the "Committee") consisting of the following individuals:

- Merrett Stierheim – Former Miami-Dade County Manager
- Howard Herring – President & CEO, New World Symphony
- Michael Spring – Director, Miami-Dade County Cultural Affairs Department
- Brian Shriner – Dean, School of Architecture, Florida International University
- Peter McStravick – COO Hotel, Houston First Corporation
- Bruce Orosz – CEO, ACT Productions, Inc., and Resident
- Michelle Burger – Resident

The Committee convened on March 25, 2014 to consider proposals received and interview the proposing teams. Peter McStravick was unanimously elected as the Chairperson of this Committee. The Committee was provided an overview of the project, information relative to the City's Cone of Silence Ordinance and the Government Sunshine Law. The Committee also provided general information on the scope of services, references, and a copy of each proposal. Additionally, the Committee engaged in a question and answer session after the presentation of each proposer.

The Committee was instructed to score and rank each proposal pursuant to the evaluation criteria established in the RFQ, which included:

- Experience of the firm
- Experience of the professionals that will work on this project
- Availability of resources to perform the required Services
- Proposed approach and project schedule
- Ability to maximize results with limited funds
- Ability to meet time and budget requirements
- Recent, current, and projected workloads of the firm
- Quality of references
- Financial Capacity
- Results of D&B Report
- If applicable, general design style of the firm

Additional points, over the aforementioned potential points were to be allocated, if applicable and in accordance to following local and veteran preference ordinances.

Local Preference: The Procurement personnel assigned an additional five (5) points to Proposers, which are, or include as part of their proposal team, a Miami Beach-based vendor as defined in the City’s Local Preference Ordinance. None of the proposers were eligible for Local preference.

Veterans Preference: The Procurement personnel assigned an additional five (5) points to Proposers, which are, or include as part of their proposal team, a small business concern owned and controlled by a veteran(s) or a service-disabled veteran business enterprise, as defined in the City’s Veterans Preference Ordinance. None of the proposers were eligible for Veterans preference.

In the deliberation process, the Committee agreed that the stronger proposers were Fentress, LMN, and Gensler and, therefore, focused the discussion on the top three (3) proposers. The Committee discussed its individual perceptions of the top proposers’ qualifications, experience, and competence, and further scored and ranked all the proposers accordingly.

The Committee’s final rankings are as follows:

	Merrett Stierheim	Howard Herring	Michael Spring	Brian Schriener	Peter McStravick	Bruce Orosz	Michele Burger	Low Aggregate Totals	FINAL RANK
Fentress Architects	2 (97)	2 (92)	2 (88)	2 (97)	1 (98)	2 (85)	2 (90)	(13)	1
Gensler	1 (99)	3 (91)	3 (86)	1 (99)	2 (95)	1 (95)	3 (85)	(14)	2 (tie)
LMN Architects	2 (97)	1 (95)	1 (92)	3 (96)	3 (92)	3 (80)	1 (95)	(14)	2 (tie)
Woods Bagot	4 (96)	3 (91)	4 (82)	5 (93)	4 (90)	4 (70)	4 (80)	(28)	4
Bermello Ajamil & Partners	5 (91)	5 (90)	6(75)	4 (94)	8 (81)	6 (65)	6 (75)	(40)	5
Rafael Vinoly Architects	6 (90)	6 (80)	5 (80)	7 (89)	6 (86)	7 (60)	5 (78)	(42)	6
HKS Architects	7 (89)	6 (80)	7 (65)	6 (90)	5 (88)	5 (66)	7 (65)	(43)	7
RM Plus LLC	8 (80)	8 (70)	8 (50)	8 (80)	7 (84)	8 (50)	8 (60)	(55)	8

FENTRESS ARCHITECTS

Fentress Architects has 27 years of experience in planning and designing functional, sustainable and user-friendly convention centers. The studio’s meeting facility designers are experts in public architecture and in following current meeting trends with an eye toward flexibility for the future. The studio’s portfolio includes convention centers in Denver, Colorado (honored with 18 awards for innovation and excellence in design); Pasadena, California; Palm Springs, California; and Santa Fe, New Mexico. Fentress considers sustainability a key element in our approach to public architecture. The Colorado Convention Center is the largest LEED certified building in Colorado, and Fentress is the only firm with two convention centers certified LEED Gold: Pasadena and Santa Fe.

- Fentress is convention center renovation experts having completed 13 million square feet and \$3 billion in design; 450 million people visit their buildings every year.
- Fentress has completed 150 public buildings on time and on budget.
- Fentress committed to bring MBCC in on time and within budget.

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- Fentress has acted in the role of Design Criteria Professional on 15 projects.
- Fentress has completed 50 design-build projects which provide insight into what is needed by that team to succeed.
- Fentress key team members have worked together on multiple convention centers.
 - Lead Designer Michael Winters and Project Manager John Kudrycki have worked together for over 24 years in these roles at Fentress on convention center projects.
- Fentress is very familiar with the site, the building, and the issues to be solved for MBCC, which will facilitate timely completion of the project.
- Fentress has 100 percent of their convention center projects open and operational during construction.
- John Kudrycki, Beverly Pax, and Alexander Thome are construction phasing experts and have developed systems to keep MBCC operational when required.

Fentress has stated its commitment to quality and excellence in their documentation and project management. Fentress is one of a select group of international architects to achieve ISO 9001 certification.

MANAGER'S DUE DILIGENCE & RECOMMENDATION

After reviewing all the submissions, attending the Evaluation Committee meeting in its entirety and having heard the Evaluation Committee's comments and rankings, the City Manager exercised his due diligence and is recommending that the Mayor and the City Commission enter into negotiations with the top-ranked proposer, Fentress Architects.

CONCLUSION

The Administration recommends that the Mayor and City Commission of the City of Miami Beach, Florida accept the recommendation of the City Manager pertaining to the ranking of proposals, pursuant to request for qualifications (RFQ) No. 2014-142ME for Design Criteria Professional (DCP) Services for the Miami Beach Convention Center Renovation; authorizing the Administration to enter into negotiations with the top-ranked proposer, Fentress Architects; and further authorizing the City Manager to execute an Agreement upon conclusion of successful negotiations by the Administration.

JLM / MT / KB/ JJ / AD / ME

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RESOLUTION TO BE SUBMITTED