

# 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: September 10, 2014

SUBJECT: **REQUEST FOR APPROVAL TO ISSUE AN ADDENDUM TO THE REQUEST FOR PROPOSALS (RFP) 2014-294-ME FOR DESIGN-BUILDER SERVICES FOR THE MIAMI BEACH CONVENTION CENTER RENOVATION AND EXPANSION PROJECT, WHICH INCLUDES THE CRITERIA FOR PHASE II EVALUATION PROCESS.**

### **BACKGROUND / ANALYSIS**

On July 30, 2014, the City Commission approved the issuance of a Request for Proposals (RFP) for Design-BUILDER Services for the Miami Beach Convention Center Renovation and Expansion project. During that meeting, Commission requested that Staff revise two items in the RFP:

- A. Additional language referring to the aspirational inclusion of a Miami Beach and Miami-Dade County workforce, and
- B. Removal of the scoring component for Phase II of the RFP.

On August 4, 2014, LTC #267-2014 was issued including both corrected items above in order to allow Commissioners an opportunity to be advised of the changes prior to issuance of the final RFP. The LTC also stated that the final scoring criteria for Phase II would be issued prior to the due date for the Phase I proposals of September 24, 2014.

On August 5, 2014, the RFP was issued with the aforementioned corrections.

In order to comply with the Phase I deadline of September 24, 2014, the proposed Addendum (Attachment A) provides the Phase II Evaluation Criteria scoring and process, and includes the following clarifications:

1. Phase II Evaluation Criteria:
  - a. Increases the points allocated to "Approach & Methodology Plan" from 5 to 15. This is to place increased emphasis in this category to score based on the Commission directed added language related to utilizing the local residents in the design and construction of the Project.
  - b. Increases the points allocated to "Organization Plan / Personnel" from 5 to 15. This is to place increased emphasis on the qualification of the team members that will be assigned to this Project.
  - c. Decrease the points allocated to "Project Schedule" and "Lowest Guaranteed Maximum Price, including any City accepted Voluntary Alternate Proposals" by 10 points each to accommodate #1 and #2 above. These two categories still account for 45 out of 100 points.
2. Provides a common template for each proposer to submit their "Guaranteed Maximum Price" to allow for comparability.
3. Provides a common template for each proposer to submit their "Voluntary Alternate Proposals" to allow for comparability.
4. Provides access to the Design Criteria Professional's Schematic Design package.

**RECOMMENDATION**

The Administration recommends that the Mayor and Commission authorize the issuance of an Addendum to RFP 2014-294-ME for Design-BUILDER Services for the Miami Beach Convention Center Renovation and Expansion Project, which includes the criteria for Phase II Evaluation Process.

Attachment A: Addendum

**JLM/MT/MH/AD**

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Attachment A

REQUEST FOR PROPOSALS

FOR DESIGN-BUILDER SERVICES FOR THE  
MIAMI BEACH CONVENTION CENTER RENOVATION AND EXPANSION  
RFP No. 2014-294-ME

Addendum

**1. Section 00305 - The Phase II evaluation process shall be as follows:**

An Evaluation Committee, appointed by the City Manager, shall meet to evaluate each short-listed response in accordance with the criteria established herein. In doing so, the Evaluation Committee will:

- a. Interview short-listed proposers
- b. Receive input from a Technical Review by City Staff, the Design Criteria Profession, City Owner's Representative and other City advisors
- c. Recommend the Voluntary Alternate Proposals to accept, if any
- d. Score proposers utilizing the Weighted Criteria
- e. Recommend to City Manager the top ranked respondent

Proposers will be evaluated on the following Weighted Criteria:

- (30 points): Lowest Guaranteed Maximum Price including any City accepted Voluntary Alternate Proposals
- (15 points): Project Schedule
- (15 points): Organization Plan / Personnel
- (15 points): Approach & Methodology Plan
- (10 points): Construction Logistics Plan
- (10 points): Key Construction Subcontractor Experience
- (5 points): Commitment to Achieve LEED Gold Certification with no ongoing cost to the City
- 100 Total

Acceptance of any Voluntary Alternate Proposal will be in the sole discretion of the City based on the recommendation by the Design Criteria Professional that a proposal is consistent with the Design Criteria Package, including but not limited to, performance specifications outlined therein.

Each proposed Guaranteed Maximum Price, including any City accepted Voluntary Alternate Proposals, shall be scored as follows:

Lowest Guaranteed Maximum Price including any City accepted Voluntary Alternate Proposals	30 points
Next higher Guaranteed Maximum Price including any City accepted Voluntary Alternate Proposals	25 points
Next higher Guaranteed Maximum Price including any City accepted Voluntary Alternate Proposals	20 points
Next higher Guaranteed Maximum Price including any City accepted Voluntary Alternate Proposals	15 points

**2. Section 00315 – Phase II Response Format Guaranteed Maximum Price (Tab 6)**

The Guaranteed Maximum Price shall be submitted using the form attached as Exhibit A.

**3. Section 00315 – Phase II Response Format Voluntary Alternate Proposals (Tab 7)**

Each Voluntary Alternate Proposal shall be submitted with the following information:

- Title
- Reduction in GMP on a line item basis

- Reduction in construction duration
- Original DCP Specification
- Proposed Design-Builder Specification (attach supporting drawings, product specification sheets and/or other supporting data). Any proposed Voluntary Alternate Proposal must include the same level of specificity as outlined in the Design Criteria Package. For example, if the Design Criteria Package specifies a specific brand of plumbing fixture, the Voluntary Alternate Proposal must also propose a specific brand. Any Voluntary Alternate Proposal with less specificity than outlined in the DCP will not be considered.
- Differences between Design Criteria Package specification and proposed substitution
- Certify:
  - The Voluntary Alternate Proposal is equal or superior in all respects to the Design Criteria Package.
  - Same warranty will be furnished for the Voluntary Alternate Proposal as for specified product.
  - Same maintenance service and source of replacement parts, as applicable, is available.
  - Voluntary Alternate Proposal does not affect dimensions and functional clearances.

**5. The Schematic Design Package can be downloaded at:**

<https://dl.dropboxusercontent.com/u/72125889/MBCC%20Schematic%20Package.zip>

The design will be modified throughout the completion of the Design Criteria Package. Proposers shall use only the final City approved Design Criteria Package in preparation of the Phase II submittal.

\* \* \*

**Exhibit A**  
**Guaranteed Maximum Price Form**

<b>Cost of Work:</b>	<b>Proposed Price:</b>
DIVISION 02 – EXISTING CONDITIONS	\$
DIVISION 03 - CONCRETE	\$
DIVISION 04 - MASONRY	\$
DIVISION 05 - METALS	\$
DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES	\$
DIVISION 07 – THERMAL AND MOISTURE PROTECTION	\$
DIVISION 08 – OPENINGS	\$
DIVISION 09 – FINISHES	\$
DIVISION 10 – SPECIALTIES	\$
DIVISION 11 – EQUIPMENT	\$
DIVISION 12 – FURNISHINGS	\$
DIVISION 13 – SPECIAL CONSTRUCTION	\$
DIVISION 14 – CONVEYING EQUIPMENT	\$
DIVISION 21 – FIRE SUPPRESSION	\$
DIVISION 22 – PLUMBING	\$
DIVISION 23 – HVAC	\$
DIVISION 26 – ELECTRICAL	\$
DIVISION 27 - COMMUNICATIONS	\$
DIVISION 28 – ELECTRONIC SAFETY AND SECURITY	\$
DIVISION 31 – EARTHWORK	\$
DIVISION 32 – EXTERIOR IMPROVEMENTS	\$
DIVISION 33 - UTILITIES	\$
<b>Cost of Work Total</b>	<b>\$</b>
<b>DIVISION 1</b>	
Insurance	\$
Builders Risk	\$
General Liability	\$
Permits/Plan Review	\$
Bond Premium	\$
General Conditions	\$
Proposed Contractors Fee & Overhead	\$
Design Services Fee	\$
Design-Builder Fee	\$
<b>Subtotal</b>	<b>\$</b>
<b>Total Guaranteed Maximum Price</b>	<b>\$</b>

The Proposer certifies that the above amount is based on delivering the Project consistent with: 1) the Design Criteria Package as approved by the City of Miami Beach; 2) the proposed schedule in Tab 4 of this submittal; and 3) the contractual conditions of the Specimen Design Build Contract (to be part of the Design Criteria Package issued in December 2014).

Principal or Executive Officer of the Proposing Firm to Sign and Notarize

**Condensed Title:**

Request for Approval to Issue an Addendum to the Request For Proposal RFP 2014-294-ME for Design Builder Services for The Miami Beach Convention Center Renovation and Expansion.

**Key Intended Outcome Supported:**

Improve Alliance With Key Business Sectors, Namely Hospitality, Arts, & International Business With A Focus On Enhanced Culture, Entertainment, & Tourism

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

**Issue:**

Shall the City Commission approve the issuance of the Addendum to the RFP.

**Item Summary/Recommendation:**

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**RECOMMENDATION**

Approve the issuance of the Addendum to the RFP.

**Advisory Board Recommendation:**

N/A

**Financial Information:**

Source of Funds:		Amount	Account
	1	\$	
	<b>Total</b>	\$	

**Financial Impact Summary:** N/A

**City Clerk's Office Legislative Tracking:**

Alex Denis, Director Ext # 6641

**Sign-Offs:**

Department Director	Assistant City Manager	City Manager
AD  MH 	MT 	JLM 

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