

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 WITH RESPECT TO PHASE I OF THE RFP SELECTION PROCESS PURSUANT TO REQUEST FOR PROPOSALS (RFP) NO. 2014-294-ME, FOR DESIGN BUILDER SERVICES FOR THE MIAMI BEACH CONVENTION CENTER RENOVATION AND EXPANSION PROJECT

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 July 30, 2014, the Mayor and Commission authorized the issuance of RFP 2014-294-ME for Design Builder Services for the Miami Beach Convention Center Renovation and Expansion (the RFP).

RFP 2014-294-ME was issued on August 5, 2014, with an opening date of September 29, 2014. A voluntary pre-proposal conference to provide information to the proposers submitting a response was held on August 14, 2014. The City received proposals from the following for (4) firms:

- Clark Construction Group, LLC
- Hensel Phelps Construction Co.
- Hunt Construction Group, Inc.
- Tutor Perini Building Corp.

On October 13, 2014, the City Manager appointed the Evaluation Committee via LTC # 2014-348. The Evaluation Committee (the "Committee") convened on October 29, 2014 to consider proposals received and interview the proposing teams. Scott Robins was unanimously elected as the Chairperson of this Committee. The Committee was provided with an overview of the project, information relative to the City's Cone of Silence Ordinance and the 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 RFP. The committee ranked the proposers as follows:

1. Clark Construction Group, LLC
2. Hunt Construction Group, Inc.
3. Hensel Phelps Construction Co.
4. Tutor Perini Building Corp.

RECOMMENDATION

After reviewing all the submissions, attending the Evaluation Committee meeting 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 shortlist the top three proposers to proceed to Phase II of the RFP evaluation process: Clark Construction Group, LLC; Hunt Construction Group, Inc.; and Hensel Phelps Construction Co.

ADOPT THE RESOLUTION.

Advisory Board Recommendation:

Financial Information:

Source of Funds:		Amount	Account
OBPI	1	N/A	
	2		
	Total		

Financial Impact Summary:

City Clerk's Office Legislative Tracking:

Alex Denis, Extension 6641

Sign-Offs:

Department Director	Assistant City Manager	City Manager
AD MH	MT	JLM

T:\AGENDA\2014\November\Procurement\MBCC\2014-294ME RFP - Design Build Phase I Convention Center - Summary.doc



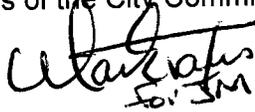
MIAMI BEACH

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: November 19, 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 WITH RESPECT TO PHASE I OF THE RFP SELECTION PROCESS PURSUANT TO REQUEST FOR PROPOSALS (RFP) NO. 2014-294-ME, FOR DESIGN BUILDER SERVICES FOR THE MIAMI BEACH CONVENTION CENTER RENOVATION AND EXPANSION PROJECT**

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

KEY INTENDED OUTCOME SUPPORTED

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

BACKGROUND

On May 14, 2014, the City contracted with Fentress Architects ("Fentress") as its Design Criteria Professional (DCP) to create a Design Criteria Package documenting the City's intent of the renovation and expansion of the Miami Beach Convention Center ("MBCC"). The DCP will be responsible for designing and documenting the renovation and expansion program through the design development stage (30% drawings), commonly referred to as "bridging documents." The DCP will also assist with the evaluation of the proposals, and monitoring compliance to designs and specifications throughout the Project construction documents phase and construction process.

On July 30, 2014, the Mayor and City Commission authorized the issuance of RFP 2014-294-ME for Design Builder Services for the Miami Beach Convention Center Renovation and Expansion (the "RFP") pursuant to Section 287.055 of the Florida Statutes, commonly referred to as the Consultant's Competitive Negotiation Act (CCNA).

The Design-Builder team shall be led by a construction firm (Prime Proposer). The Prime Proposer shall be the entity which shall enter into a contract with the City, should this RFP result in award. All other team members (including the architect of record and the landscape architect) shall be a subcontractor to the Prime Proposer, and shall not be in contractual privity with the City.

RFP PROCESS

RFP 2014-294-ME was issued on August 5, 2014, with an opening date of September 29, 2014. A pre-proposal conference to provide information to the proposers submitting a response was held on August 14, 2014.

In accordance with Section 287.055 of the Florida Statutes, the RFP provides for a two-step, phased evaluation process. The Phase I selection process, which is the reason for this item, relates to the qualifications, experience and availability of the proposers and key members of the design-build team, including the lead architect and landscape architect. Only the short-listed proposers during Phase I are authorized to proceed to Phase II of the RFP selection process, for evaluation of price and detailed technical proposals based on the approved Design Criteria Package (the "DCP") being developed by Fentress. The City anticipates issuing the DCP in late December, 2014, following its Commission approval.

The City received proposals from the following four (4) firms:

- Clark Construction Group, LLC
- Hensel Phelps Construction Co.
- Hunt Construction Group, Inc.
- Tutor Perini Building Corp.

On October 13, 2014, the City Manager appointed the Evaluation Committee via LTC # 2014-348. The Evaluation Committee (the "Committee") consisted of the following individuals:

- Kathie Brooks, Assistant City Manager and Resident
- James Carr, CEO, CC Devco Homes and Resident
- Michael Goldberg, Convention Center Advisory Board Voting Member and Chairman of the Board for the Miami Beach Chamber of Commerce
- David Martinez, Director, Capital Improvement Projects
- Scott Robins, Chair of Blue Ribbon Panel on Flooding and Resident
- Alex Tonarelli, Managing Director of the Lowes Hotel
- Randy Weisburd, Chief Operating Officer, Atlantic & Pacific Companies and Resident*

*Mr. Weisburd subsequently recused himself and did not participate on the Evaluation Committee.

In determining initial responsiveness of the firms, the Procurement Department and Strategic Advisory Group verified compliance with the minimum requirements established in the RFP, and financial capacity as contained in the Dun & Bradstreet Supplier Qualifier Report. The Legal Department also reviewed each firm's litigation history.

The Committee convened on October 29, 2014 to consider proposals received and interview the proposing teams. Scott Robins was unanimously elected as the Chairperson of this Committee. The Committee was provided with an overview of the project, information relative to the City's Cone of Silence Ordinance and the 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 RFP, which included, in no particular order of priority, the following criteria:

- Organization Plan (10 points)
- Prime Proposer experience and qualifications (20 points)
- Prime Proposer experience with maintaining operations during the construction process (25 points)
- Convention Center Designer experience and qualifications (15 points)
- Landscape Designer experience and qualifications (10 points)
- Financial capability (15 points)
- Responses to forms (5 points)

The following are the rankings:

RFP#2014-294-ME FOR DESIGN BUILDER SERVICES FOR THE MIAMI BEACH CONVENTION CENTER RENOVATION	Kathy Brooks		David Martinez		Alex Tonarelli		James Carr		Michael Goldberg		Scott Robins		LOW AGGREGATE TOTALS	Overall Ranking
	Score	Ranking	Score	Ranking	Score	Ranking	Score	Ranking	Score	Ranking	Score	Ranking		
Clark Construction Group, LLC	95	1	94	1	97	1	90	1	92	1	100	1	6	1
Hunt Construction Group, Inc	87	2	87	2	83	2	68	3	88	2	84	2	13	2
Hensel Phelps Construction Co.	66	4	83	3	81	3	78	2	81	3	69	3	18	3
Tutor Perini Building Corp.	80	3	79	4	64	4	58	4	78	4	54	4	23	4

Additional points were to be allocated, if applicable, in accordance to the City's Veteran Preference Ordinances. However, none of the proposers were eligible for the Veteran's Preference.

MANAGER’S DUE DILIGENCE & RECOMMENDATION

In accordance with statutory requirements, at least three (3) firms shall be selected to proceed to Phase II of the RFP process, which requires each bidder to submit a Guaranteed Maximum Price (GMP) based on the DCP, as well as “Voluntary Alternate Proposals which may result in cost and/or time savings to the City”.

City staff, Strategic Advisory Group, Fentress Architects, and the City’s Owners Representative, will have approximately six (6) weeks to assess compliance with the Design Criteria Package, assess Voluntary Alternate Proposals, facilitate interviews with the Evaluation Committee, make a recommendation to the City Commission, and brief each City Commissioner on the recommendation. Performing this process for three bidders will be challenging; adding a fourth would likely impact the schedule. Furthermore, the evaluation committee very clearly demarcated the top three (3) firms from the fourth during their deliberations. Therefore the Administration believes it is most prudent to proceed to Phase II with three (3) firms versus four (4).

After reviewing all the submissions, attending the Evaluation Committee meeting 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 shortlist the top three proposers to proceed to Phase II of the RFP evaluation process: Clark Construction Group, LLC; Hunt Construction Group, Inc.; and Hensel Phelps Construction Co.

Clark Construction Group, LLC:

Clark has completed fifteen (15) convention center projects totaling \$4.7 billion and approximately 20 million square feet, as well as a multiple of public assembly venues with convention capabilities such as museums, hotels, theaters, and cultural centers. Key projects include the Walter E. Washington Convention Center, Washington, DC; the Music City Convention Center, Nashville, TN; and the Boston Convention & Exhibit Center, Boston, MA.

Hunt Construction Group, Inc.:

Hunt has completed twenty (20) convention centers and hotel convention center projects totaling over \$5 billion and approximately 20 million square feet, as well as a multitude of high end ballroom and meeting room spaces in the hospitality, sports, and aviation sectors. Key projects include the Henry B. Gonzalez Convention Center Expansion in San Antonio, TX; the Orange County Convention Center Phase V Expansion, Orlando, FL; and the Phoenix Convention Center Expansion, Phoenix, AZ.

Hensel Phelps Construction Co:

Hensel Phelps has completed six (6) convention center and hotel convention center projects, totaling over \$1.5 billion and approximately 6.7 million square feet, as well as 16 million square feet in renovations of operating facilities. Key projects include the Colorado Convention Center Expansion & Renovation, Denver, CO, the Hilton San Diego Bayfront & Convention Center, San Diego, CA, and the Hilton Baltimore Hotel & Convention Center, Baltimore, MD.

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 proposals (RFP) No. 2014-294-ME for Design Builder Services for the Miami Beach Convention Center Renovation and Expansion; approving the recommendation to shortlist the top three proposers to proceed to Phase II of the RFP evaluation process: Clark Construction Group, LLC; Hunt Construction Group, Inc.; and Hensel Phelps Construction Co.

JLM / MT / MH / AD / ME

T:\AGENDA\2014\November\Procurement\MBCC\2014-294ME RFP - Design Build Phase I Convention Center - Memo.docx

RESOLUTION NO. 2014-_____

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 WITH RESPECT TO PHASE I OF THE RFP SELECTION PROCESS PURSUANT TO REQUEST FOR PROPOSALS (RFP) NO. 2014-294-ME, FOR DESIGN BUILDER SERVICES FOR THE MIAMI BEACH CONVENTION CENTER RENOVATION AND EXPANSION PROJECT

WHEREAS, on July 30, 2014, the Mayor and City Commission authorized the issuance of RFP 2014-294-ME for Design Builder Services for the Miami Beach Convention Center Renovation and Expansion (the "RFP") pursuant to Section 287.055 of the Florida Statutes; and

WHEREAS, RFP 2014-294-ME was issued on August 5, 2014, with an opening date of September 29, 2014; and

WHEREAS, a voluntary pre-proposal conference to provide information to the proposers submitting a response was held on August 14, 2014; and

WHEREAS, the City received proposals from the following four (4) firms: Clark Construction Group, LLC; Hensel Phelps Construction Co.; Hunt Construction Group, Inc.; Tutor Perini Building Corp.; and

WHEREAS, on October 13, 2014, the City Manager, via Letter to Commission (LTC) No. 2014-348, appointed an Evaluation Committee (the "Committee"), which convened on October 29, 2014 to consider proposals received and interview the proposing teams; and

WHEREAS, the Committee was provided an overview of the project; information relative to the City's Cone of Silence Ordinance and the Sunshine Law; and general information on the scope of services, references, and a copy of each proposal; and

WHEREAS, additionally, the Committee engaged in a question and answer session after the presentation of each proposer; and

WHEREAS, the Committee was instructed to score and rank each proposal pursuant to the Phase I evaluation criteria established in the RFP; and

WHEREAS, after reviewing all the submissions, attending the Evaluation Committee meeting 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 shortlist the top three proposers to proceed to Phase II of the RFP evaluation process, in accordance with the Evaluation Committee's rankings, as follows:

- (1) Clark Construction Group, LLC;
- (2) Hunt Construction Group, Inc.; and
- (3) Hensel Phelps Construction Co.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby accept the recommendation of the City Manager pertaining to the ranking of proposals, pursuant to request for proposals (RFP) No. 2014-294-ME for Design Builder Services for the Miami Beach Convention Center Renovation and Expansion; approving the recommendation to shortlist the top three proposers to proceed to Phase II of the RFP evaluation process, in accordance with the Evaluation Committee's rankings, as follows: (1) Clark Construction Group, LLC; (2) Hunt Construction Group, Inc.; and (3) Hensel Phelps Construction Co.

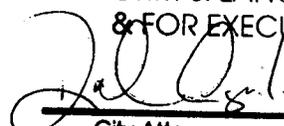
PASSED AND ADOPTED this _____ day of _____ 2014.

ATTEST:

Rafael Granado, City Clerk

Philip Levine, Mayor

T:\AGENDA\2014\November\Procurement\MBCC\2014-294ME RFP - Design Build Phase I Convention Center - Resolution.doc

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION


City Attorney

11/6/14

Date