



MIAMI BEACH
CONVENTION CENTER
RENOVATION & EXPANSION

CONSTRUCTION MANAGER AT RISK
RFP No. 2015-129-ME

Pre-Proposal Meeting

March 19, 2015



WELCOME

Jimmy Morales

City Manager

City of Miami Beach



Maria Estevez

Procurement

City of Miami Beach

PROCUREMENT INTRODUCTION

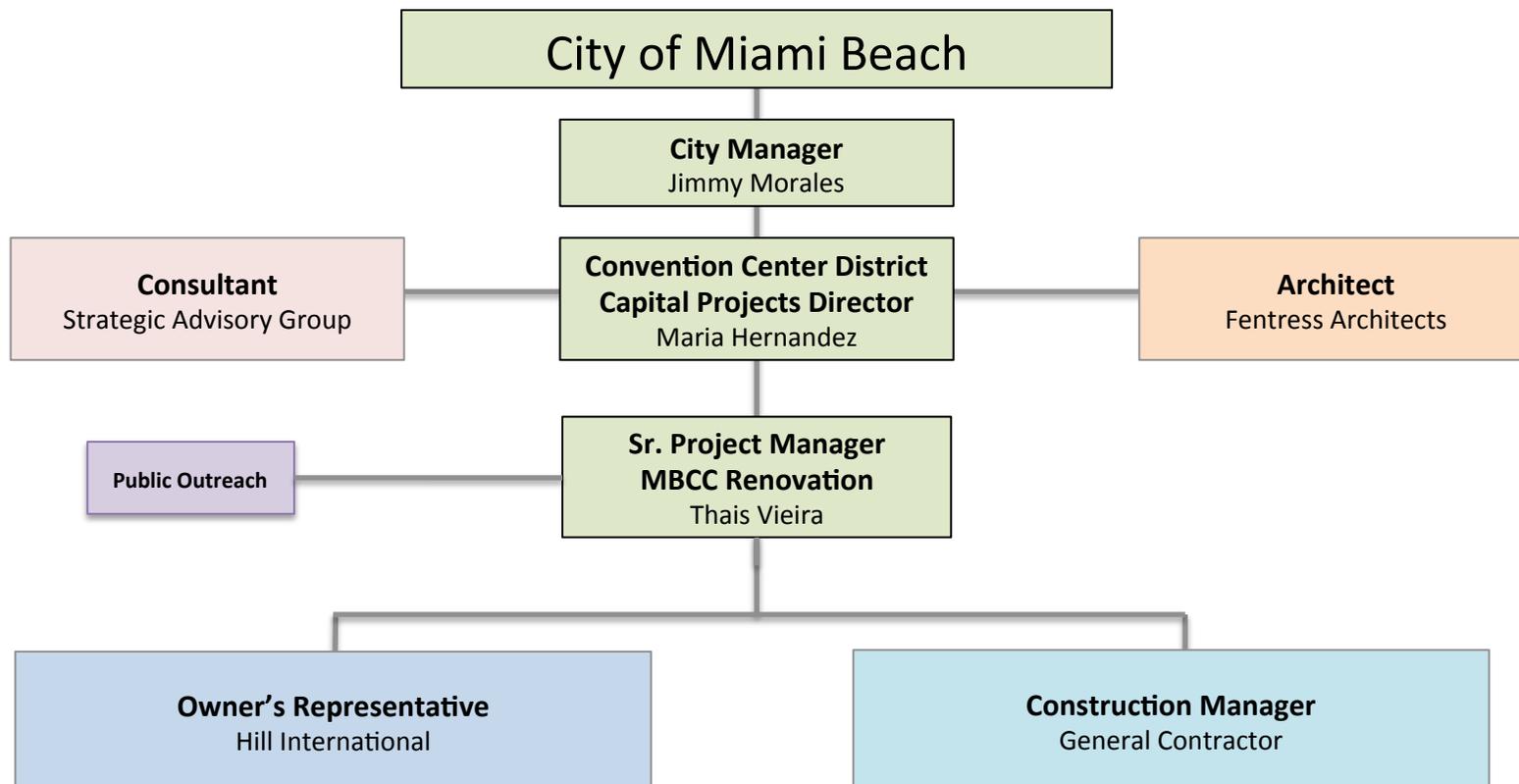
- Cone of Silence – City of Miami Beach Ordinance Section 2-489



Maria Hernandez

Project Director
City of Miami Beach

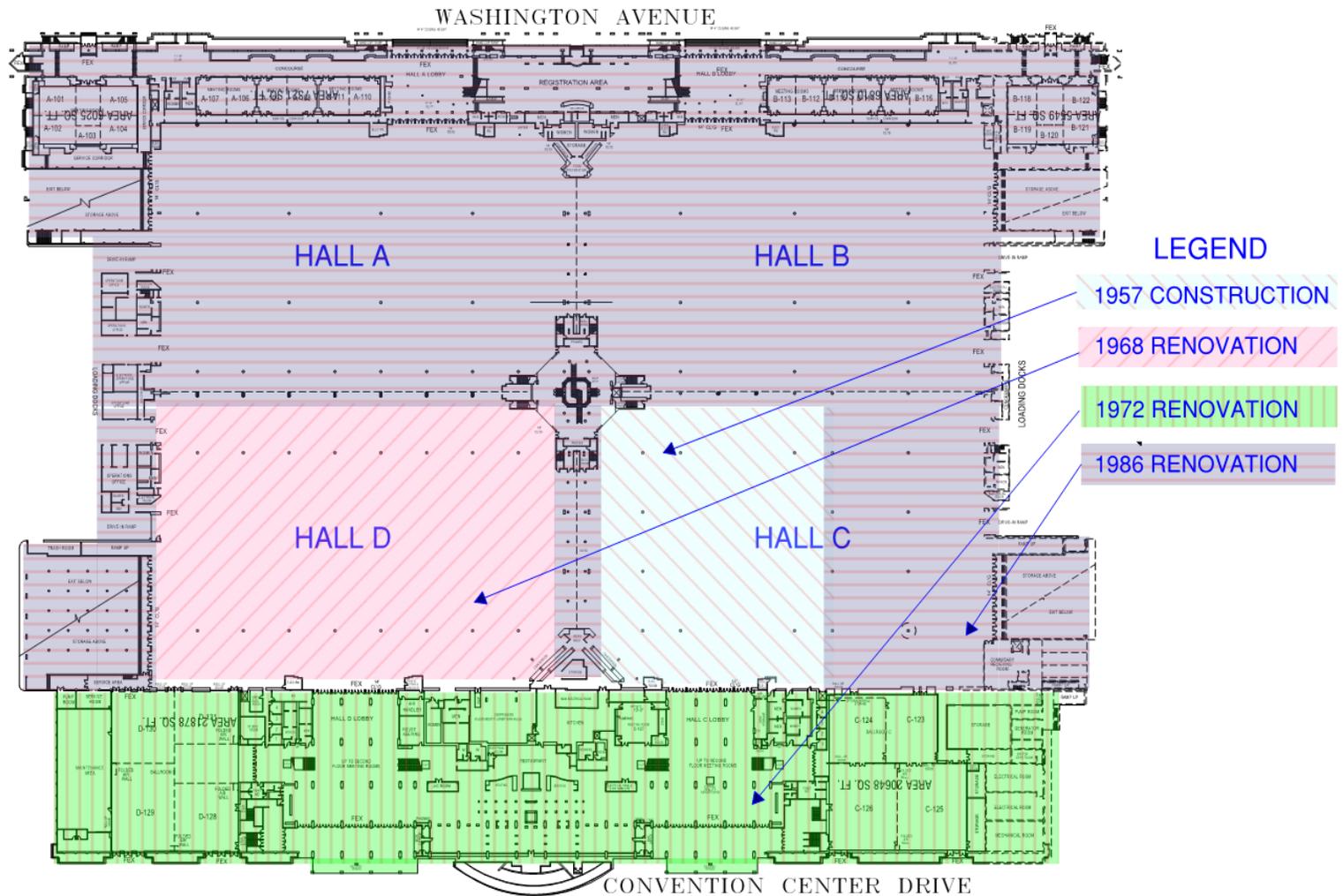
ORGANIZATIONAL CHART



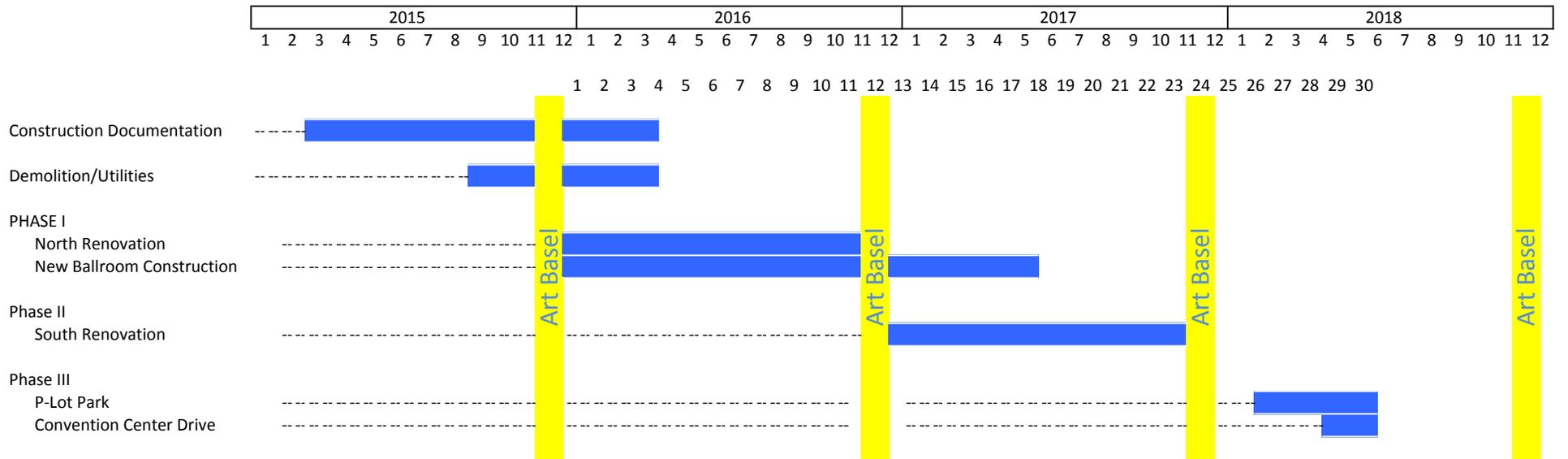
DESIGN TEAM

Architect of Record	Fentress Architects
Associate Architect Facade Design	Arquitectonica
Landscape Architect	West 8
Civil Engineer	Kimley-Horn
Structural Engineer	Martin Martin Consulting Engineers
MEP and Lighting Design	ME Engineers
IT/Acoustic/Low Voltage	DL Adams
Life Safety & Fire Protection	Jensen Hughes
Vertical Transportation	Lerch Bates, Inc.
Food Service	William Caruso & Associates
Signage	Tamara Kudrycki Design, Ltd.
Parking Consultant	Walker Parking
Traffic Consultant	The Corradino Group
Cost Estimator	Rider Levett Bucknall

CONVENTION CENTER HISTORY



PHASING AND SCHEDULE

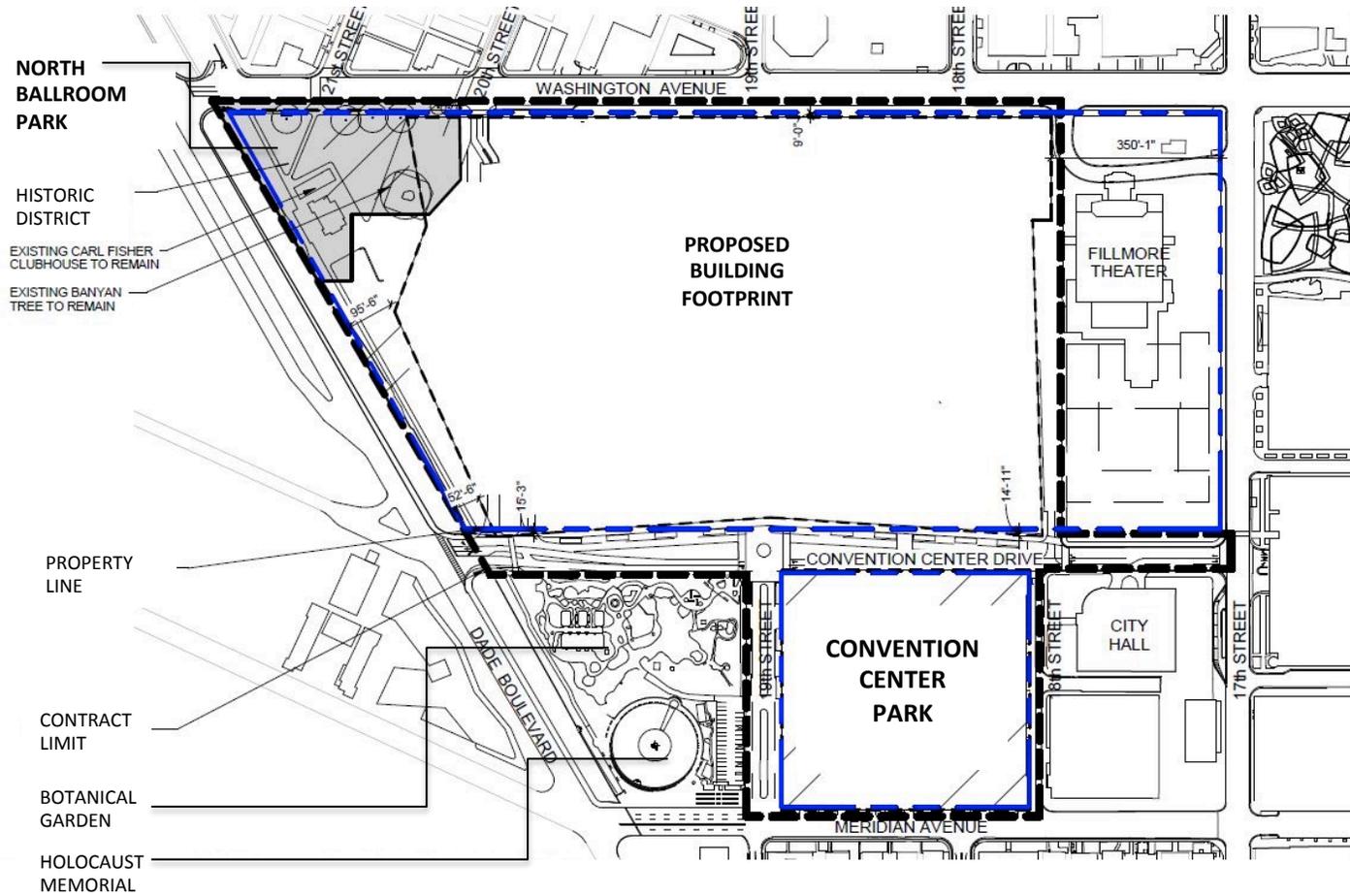




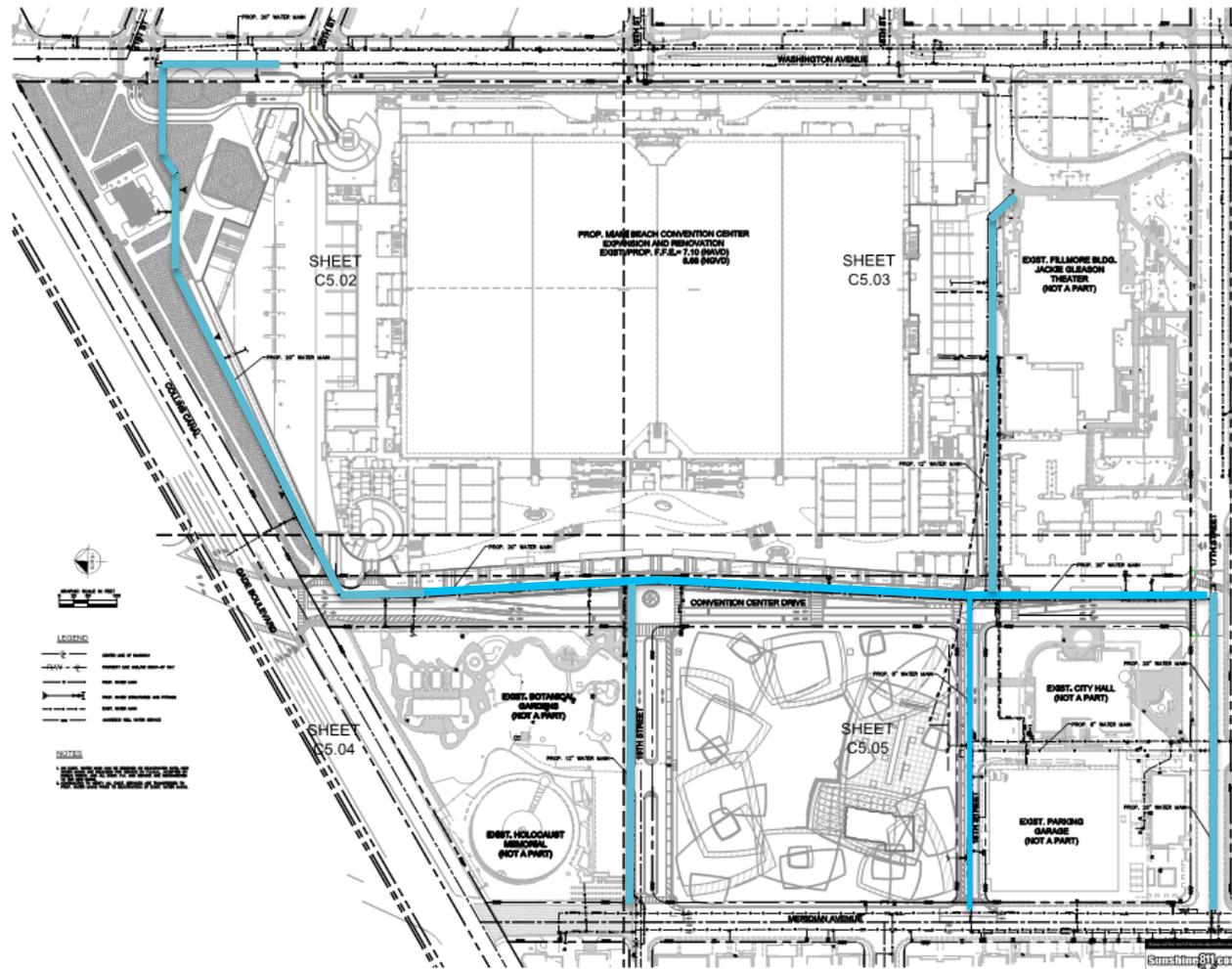
John Kudrycki

Project Architect
Fentress Architects

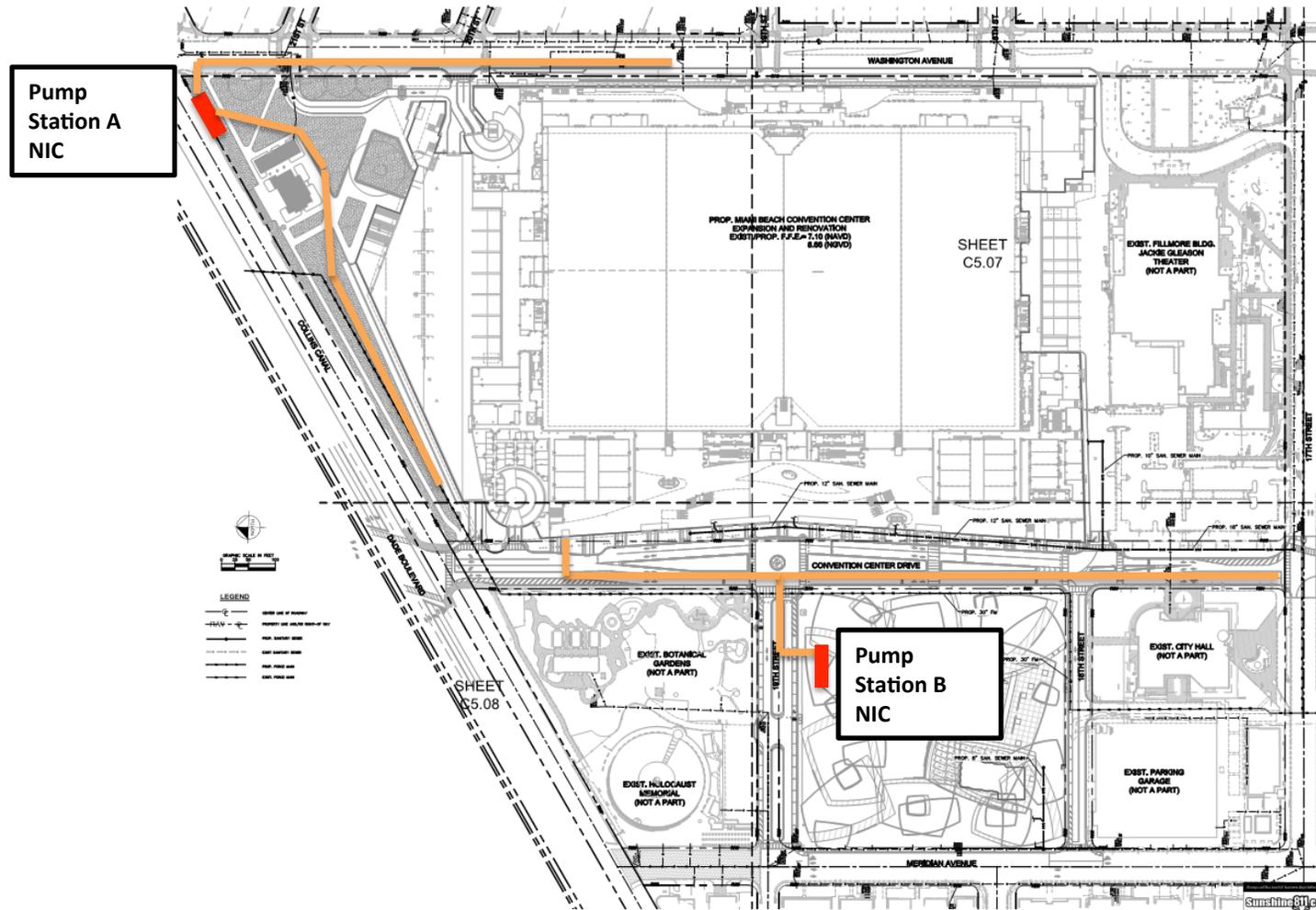
SITE PLAN



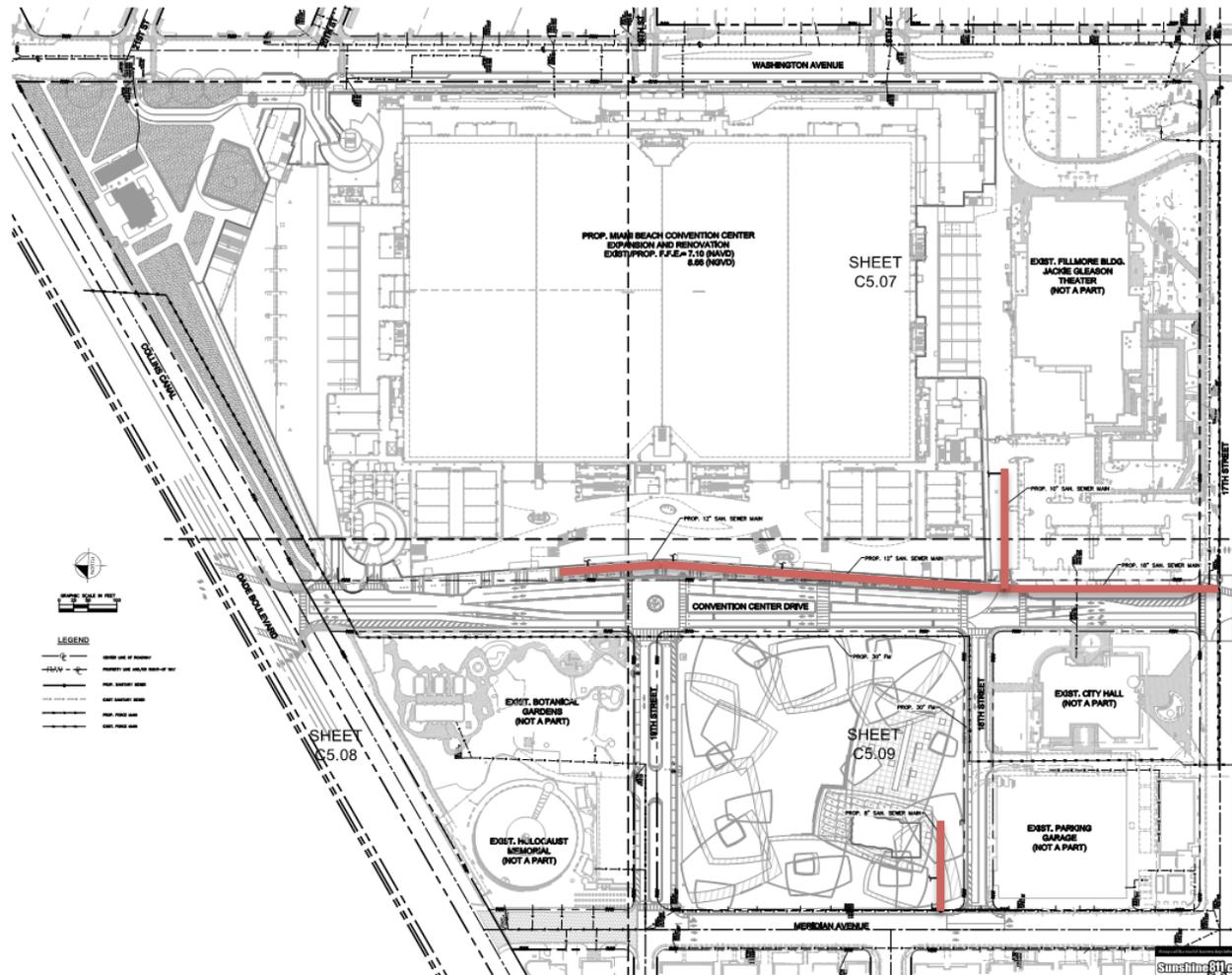
CIVIL - WATER



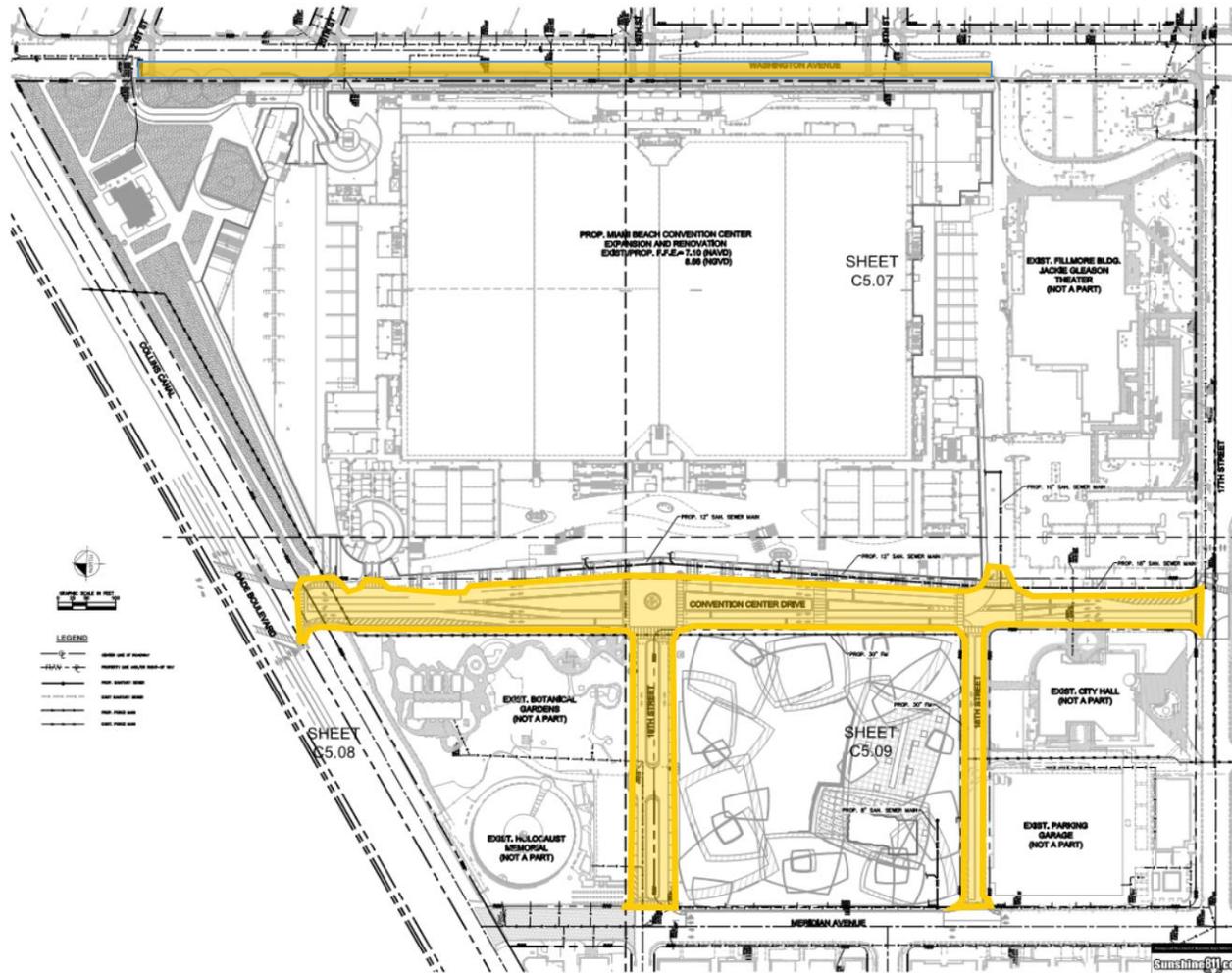
CIVIL - STORM



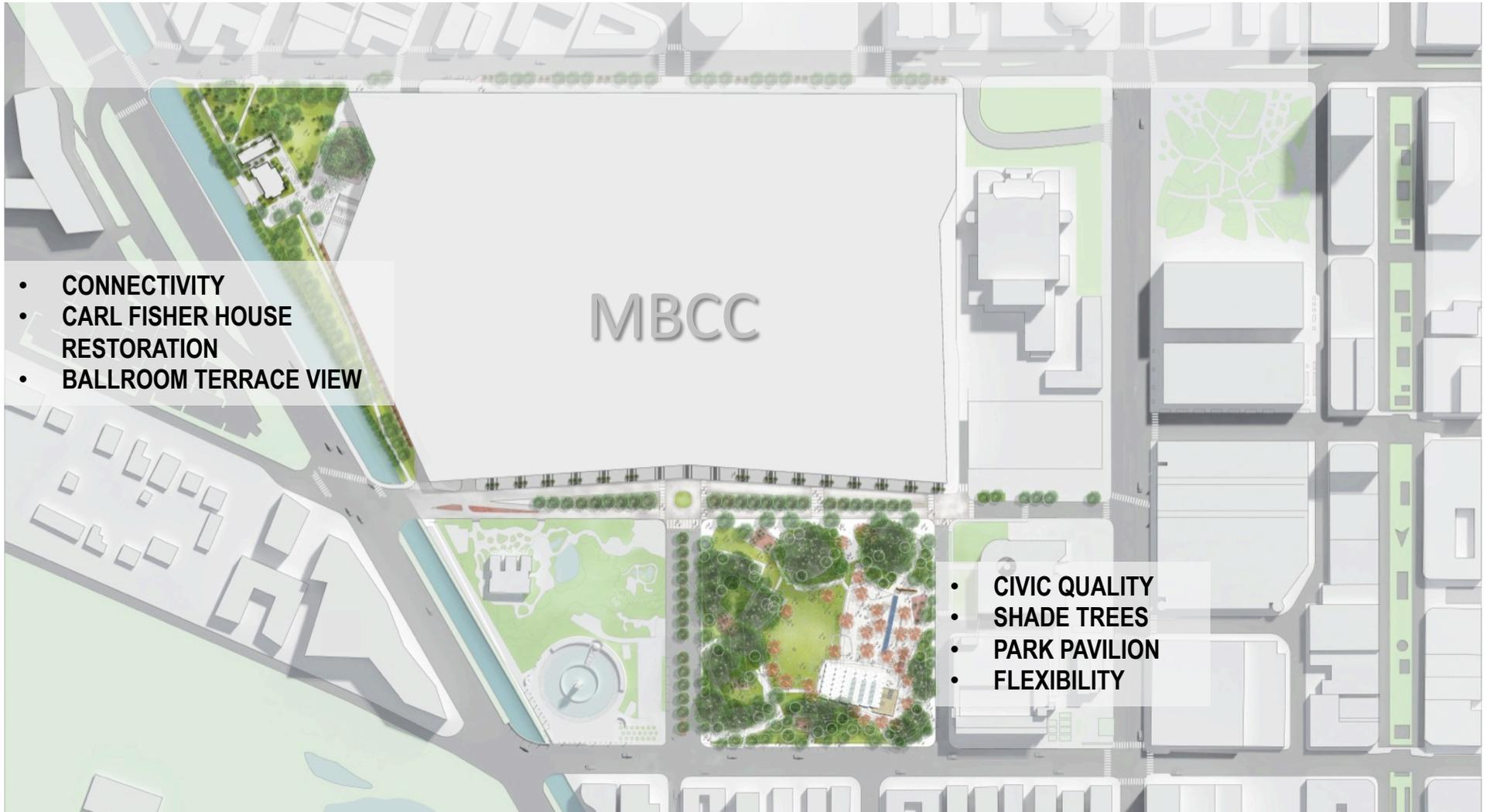
CIVIL - SEWER



CIVIL - ROADWAYS



LANDSCAPE



- **CONNECTIVITY**
- **CARL FISHER HOUSE RESTORATION**
- **BALLROOM TERRACE VIEW**

- **CIVIC QUALITY**
- **SHADE TREES**
- **PARK PAVILION**
- **FLEXIBILITY**

NATIVE & ADAPTED PLANTS



New trees: 355
Tree species types: 10
36% of open space is native & tropical plantings



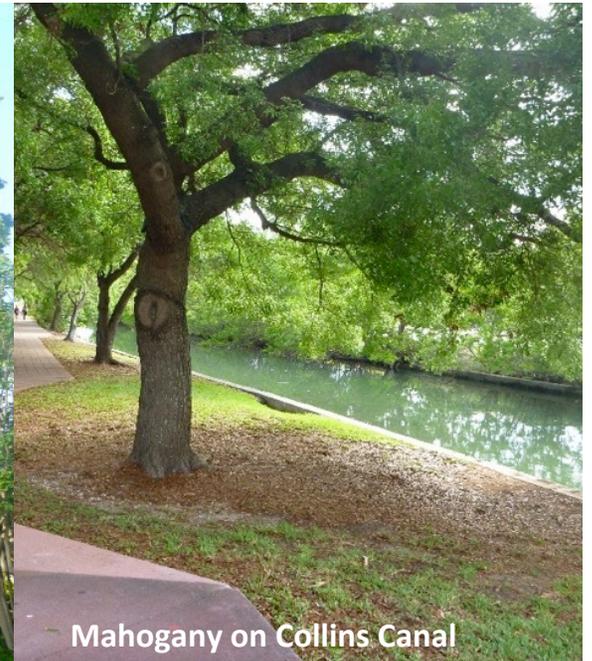
INTEGRATING EXISTING TREES



Mahogany on Washington Ave



Strangler Fig

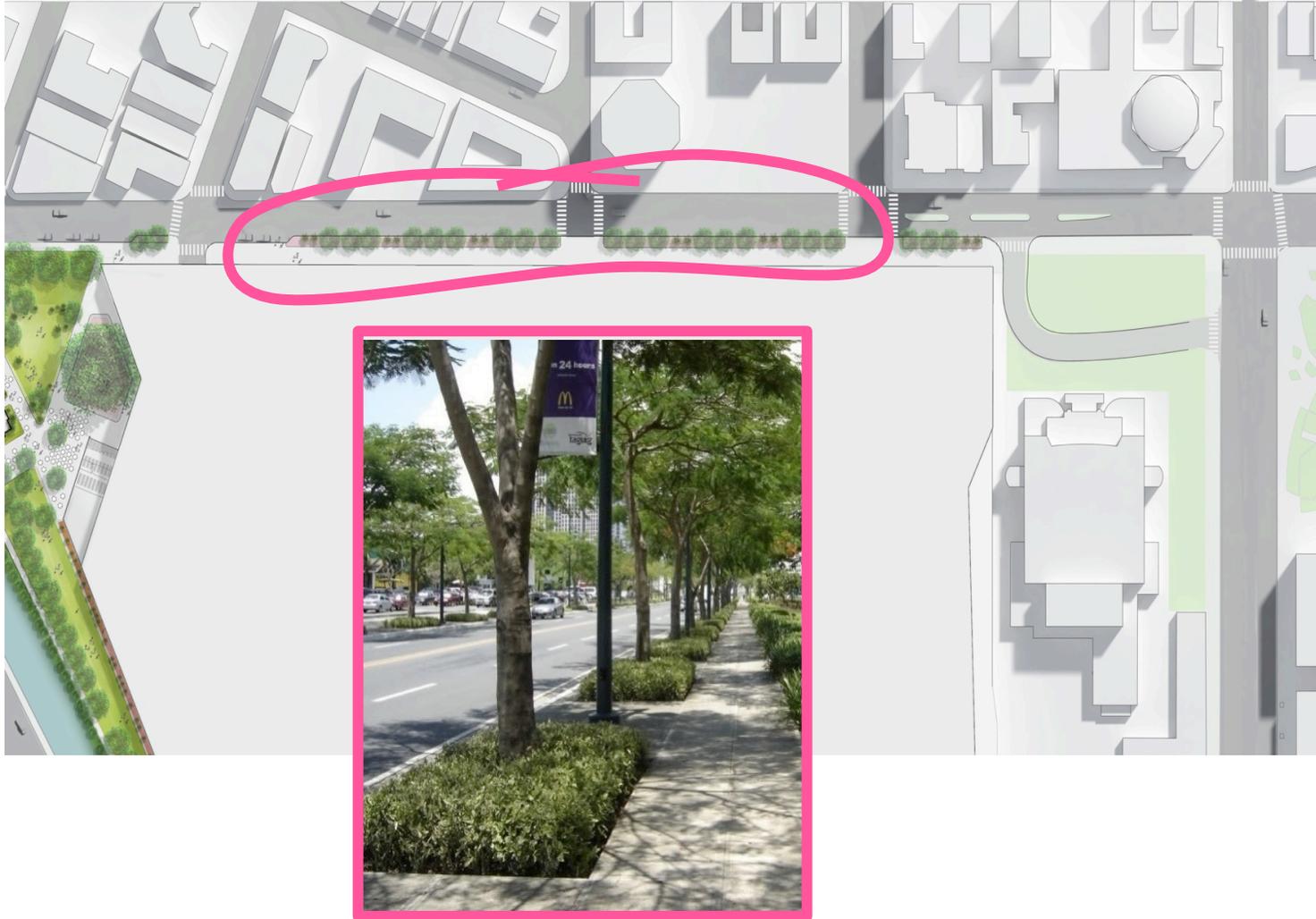


Mahogany on Collins Canal

Number of Existing trees/palms – 265
75% will remain or be relocated
11 Invasive species removed

WASHINGTON AVENUE

CREATING A SHADE WALK



CONVENTION CENTER DRIVE

A BOULEVARD FEEL



CONVENTION CENTER DRIVE TODAY



CONVENTION CENTER DRIVE



NORTH BALLROOM PARK

Removes 1.8 acres of hardscape and buildings
Renovates over 1,000 feet of canal edge
Creates 3.5 acres of contiguous open spaces



CARL FISHER HOUSE

TODAY



CARL FISHER HOUSE

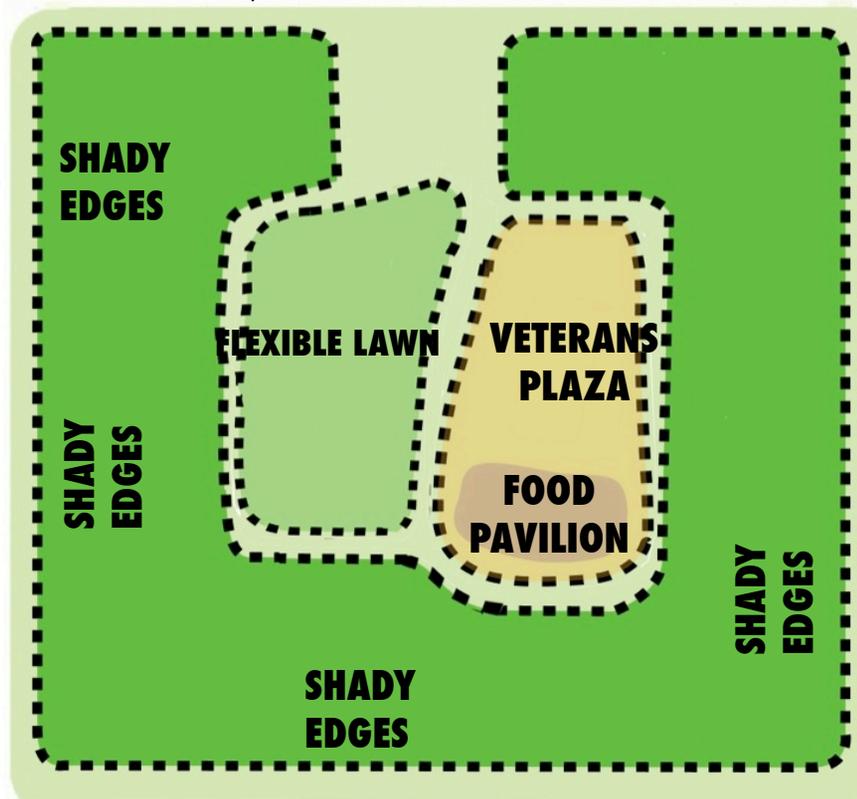
HISTORIC PHOTOGRAPH (FROM CANAL)



CONVENTION CENTER PARK

FRAMEWORK PLAN

5.83 acres of new open space
Four memorable & distinctive spaces



SHADY EDGE
(72.5%/4.13 ACRES)

FLEXIBLE LAWN
(12%/0.65 ACRES)

VETERANS PLAZA
(12.5%/0.75 ACRES)

**PAVILION & SHADE
STRUCTURE**
(3%/0.3 ACRES)

CONVENTION CENTER PARK

TRANSFORMING THE NEIGHBORHOOD



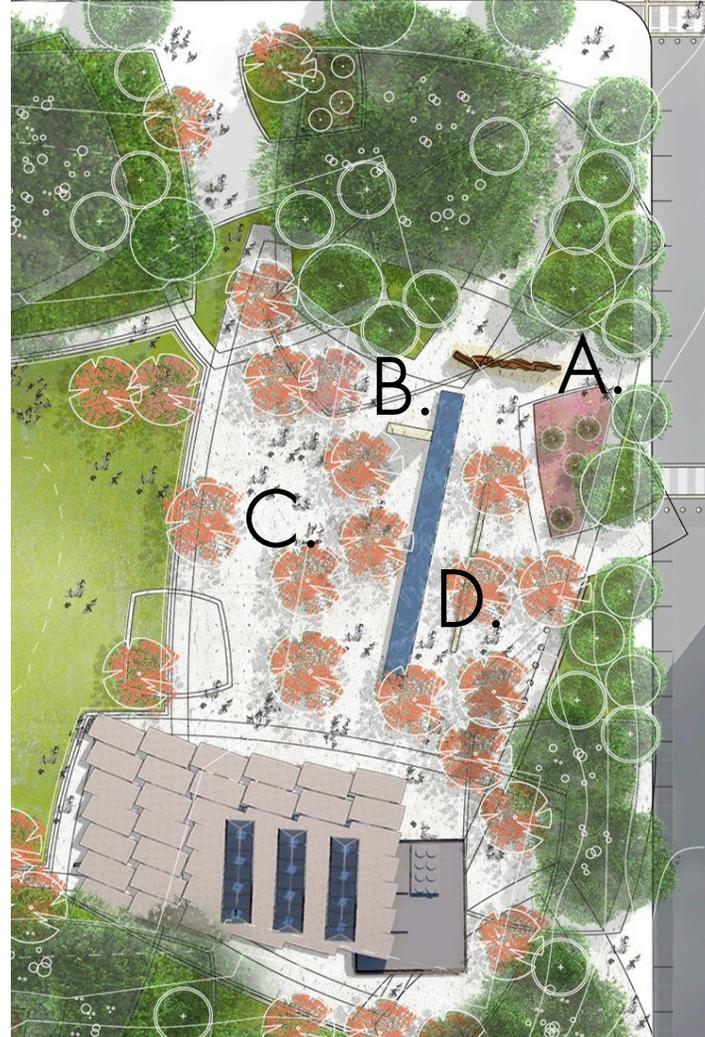
FLEXIBLE LAWN

A PLACE FOR RELAXATION AND GATHERING



VETERANS MEMORIAL PLAZA

- A. Bronze Flag Wall
- B. Keystone Monument
- C. Plaza Area
- D. Zero-Depth Reflecting Water Feature



GATEWAY VIEW



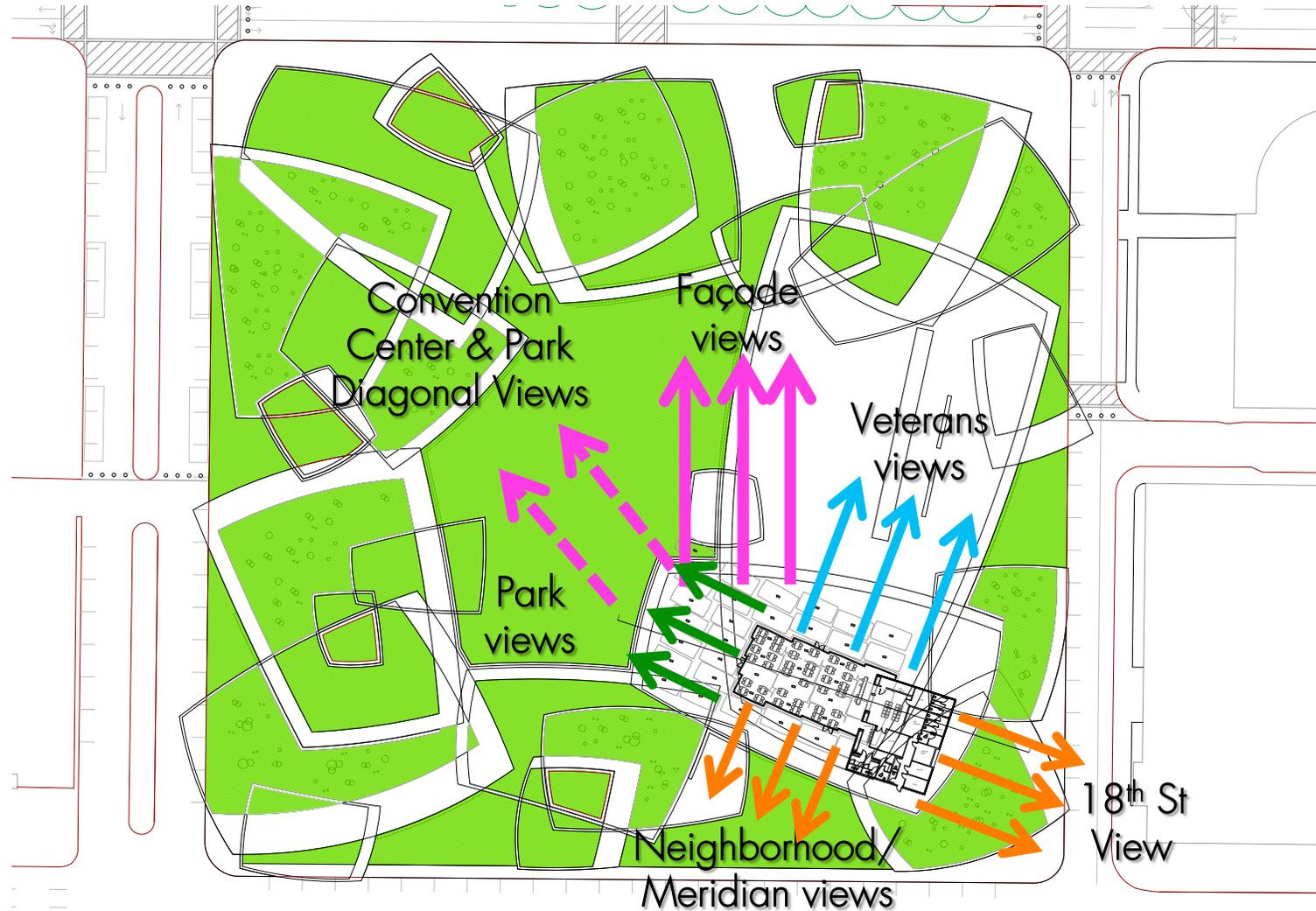
VETERANS MEMORIAL PLAZA

SUPPORTS SPECIAL CEREMONIES
TELLS THE MIAMI BEACH STORY



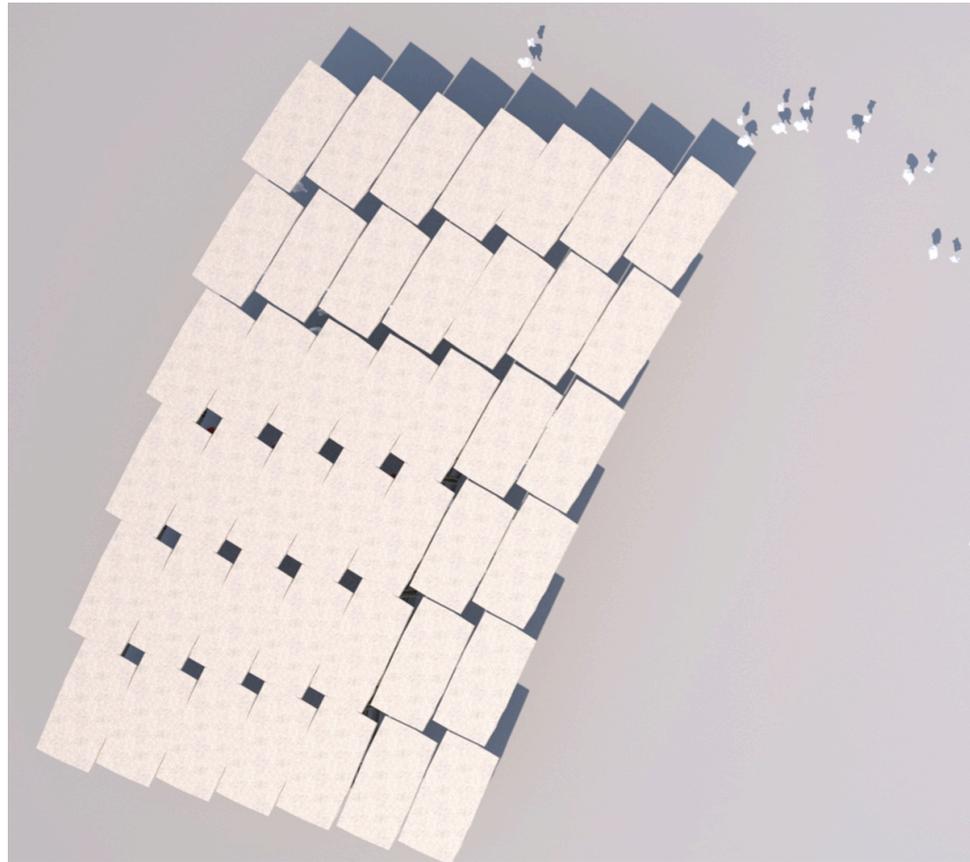
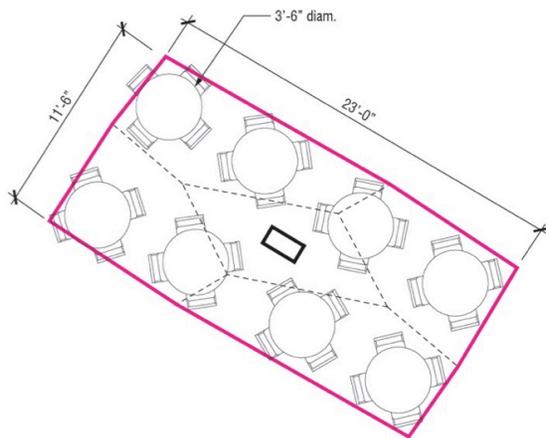
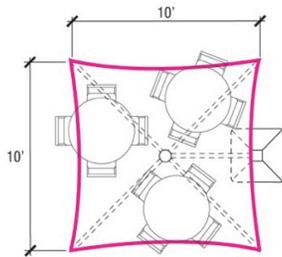
PARK PAVILION

EVERYTHING FEELS CONNECTED

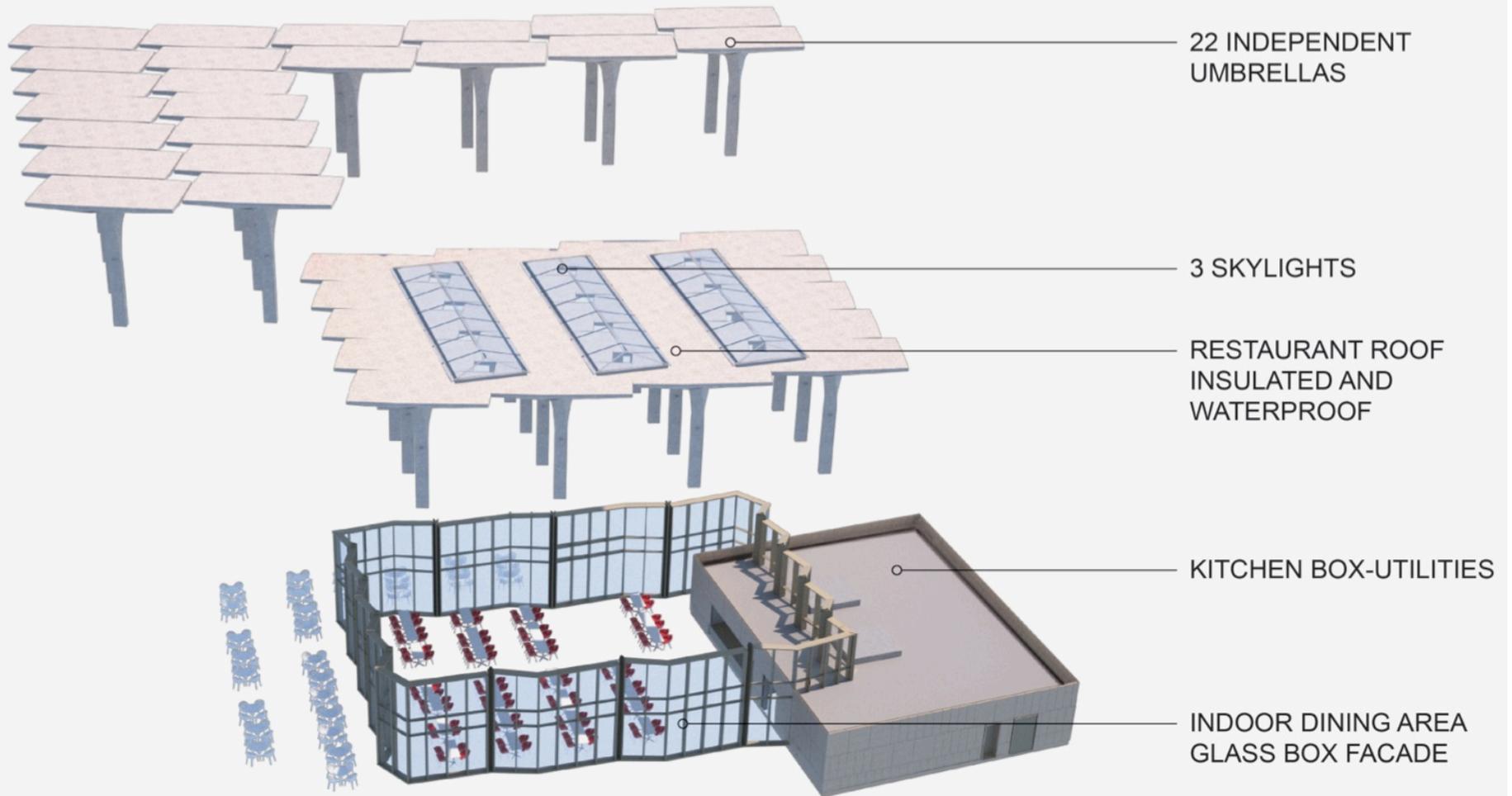


PAVILION DESIGN

UMBRELLAS STUDY



PAVILION DESIGN



PAVILION DESIGN

SOFT SHADE UNDER THE CANOPY



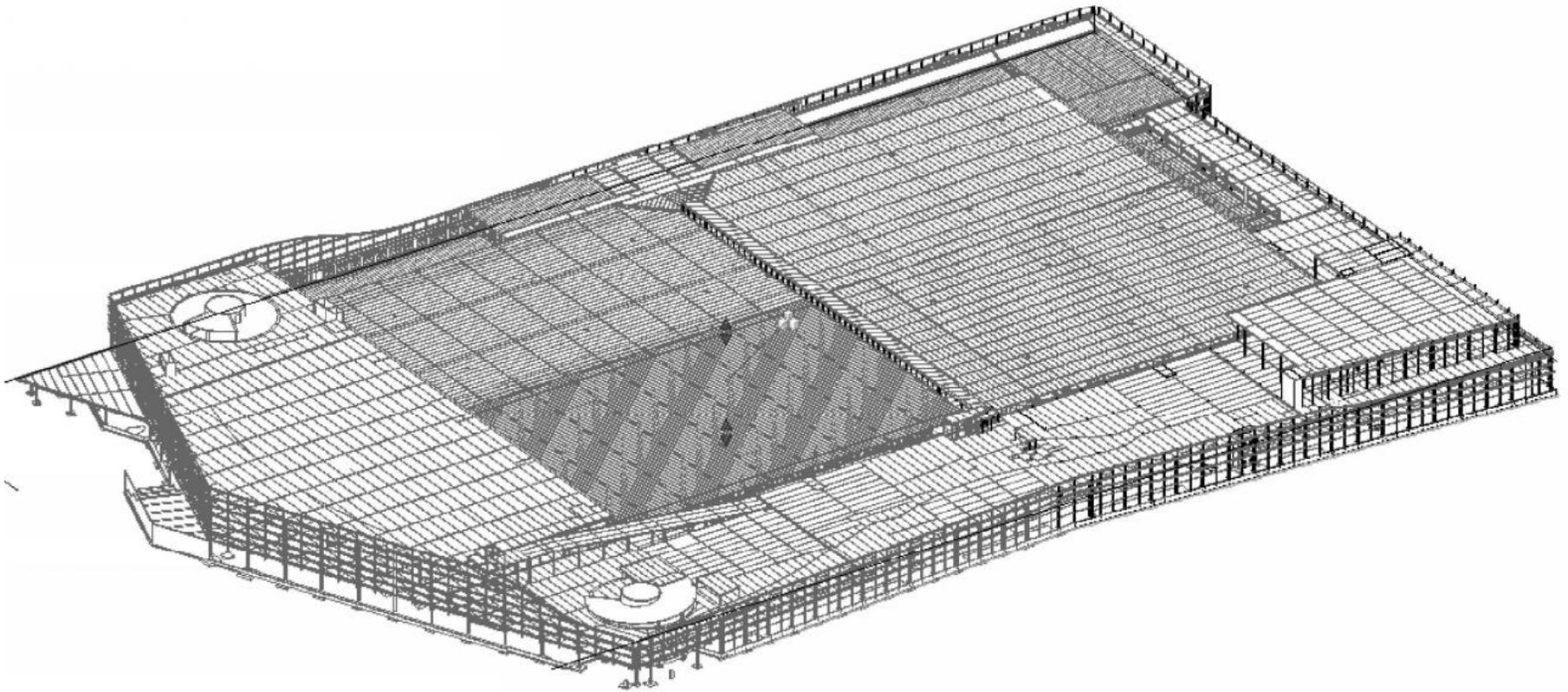
PARK PAVILION



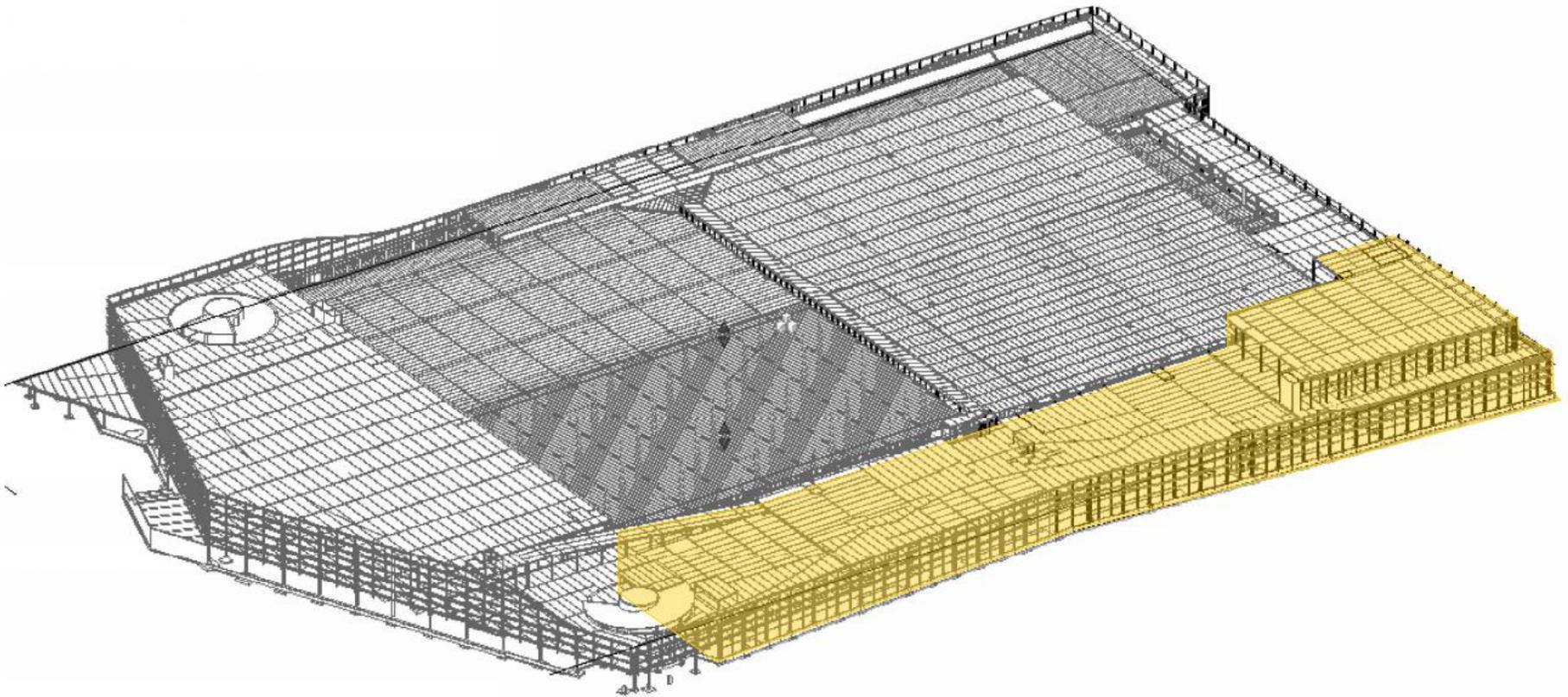
PARK PAVILION – NIGHT VIEW



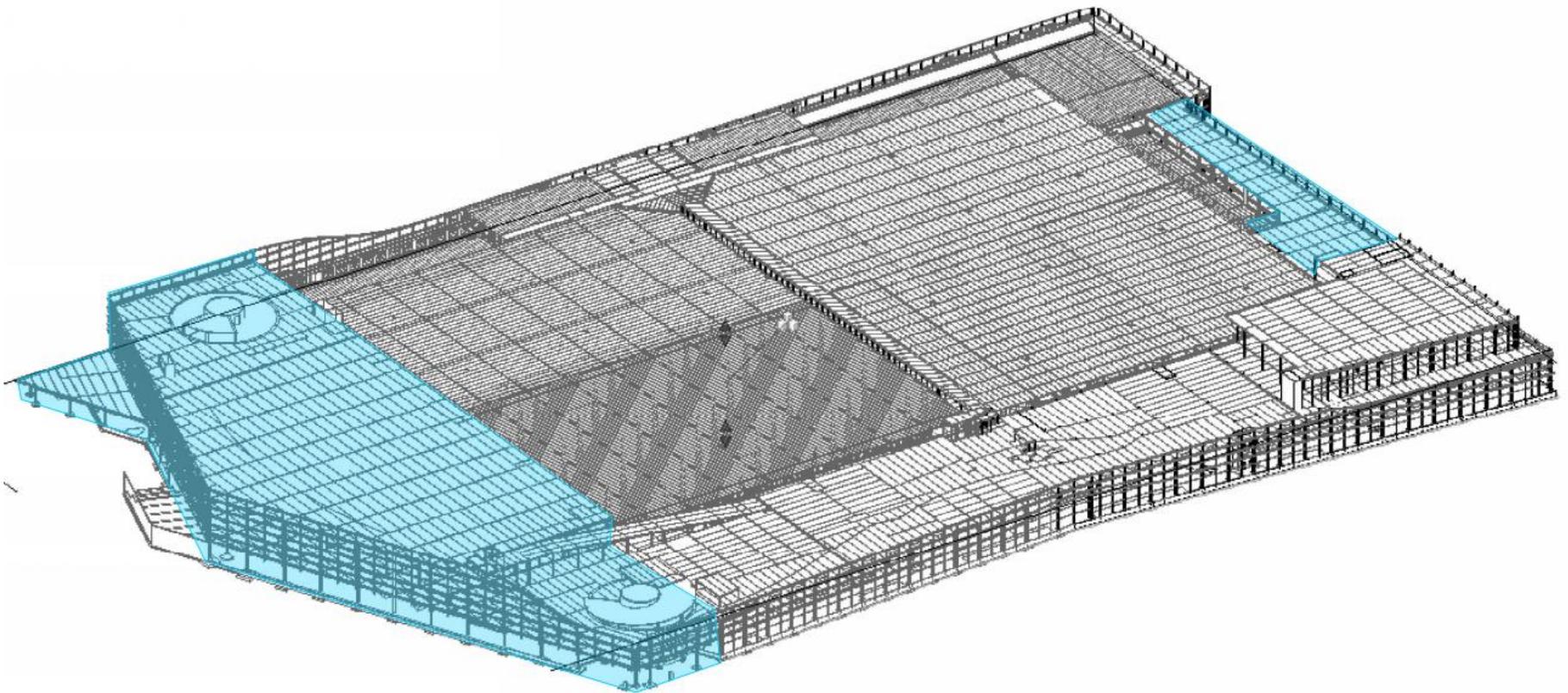
STRUCTURE



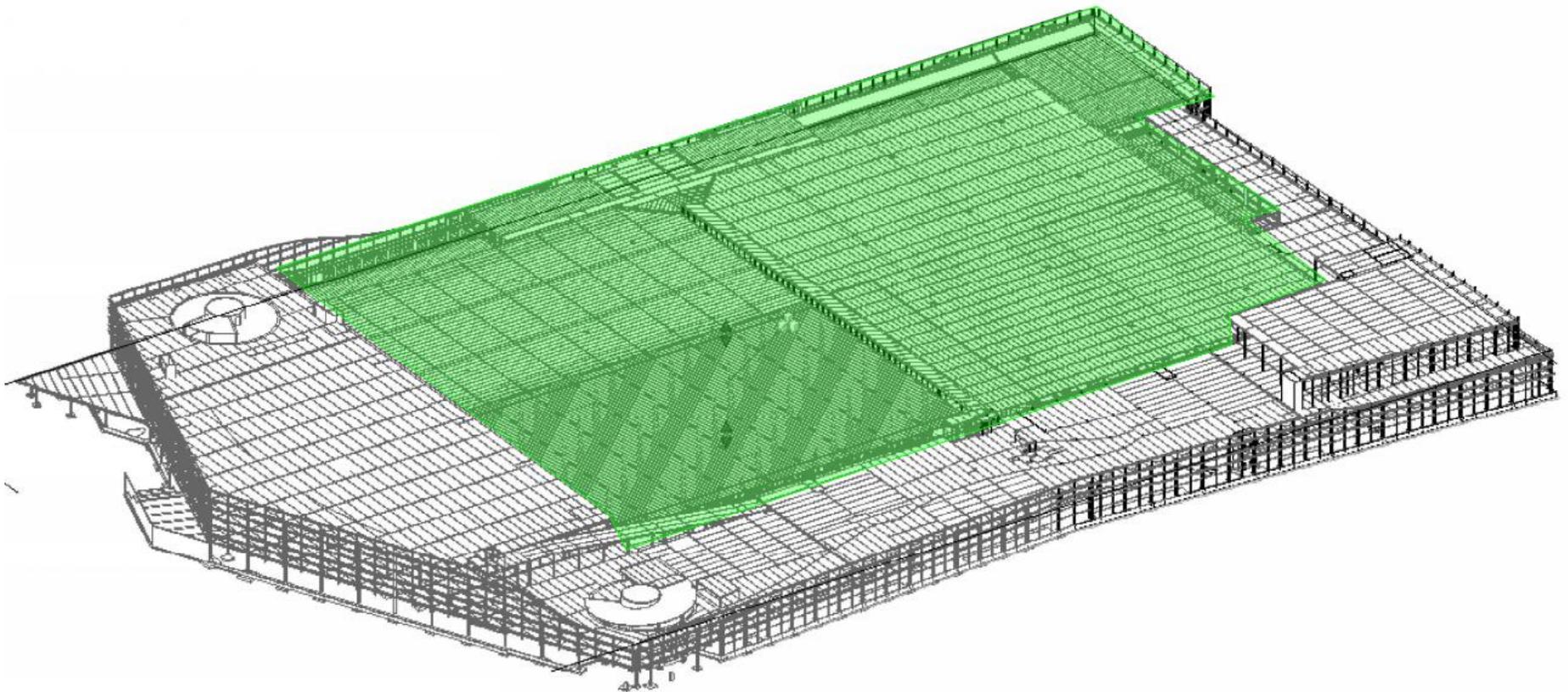
REMOVE AND REPLACE WEST STRUCTURE



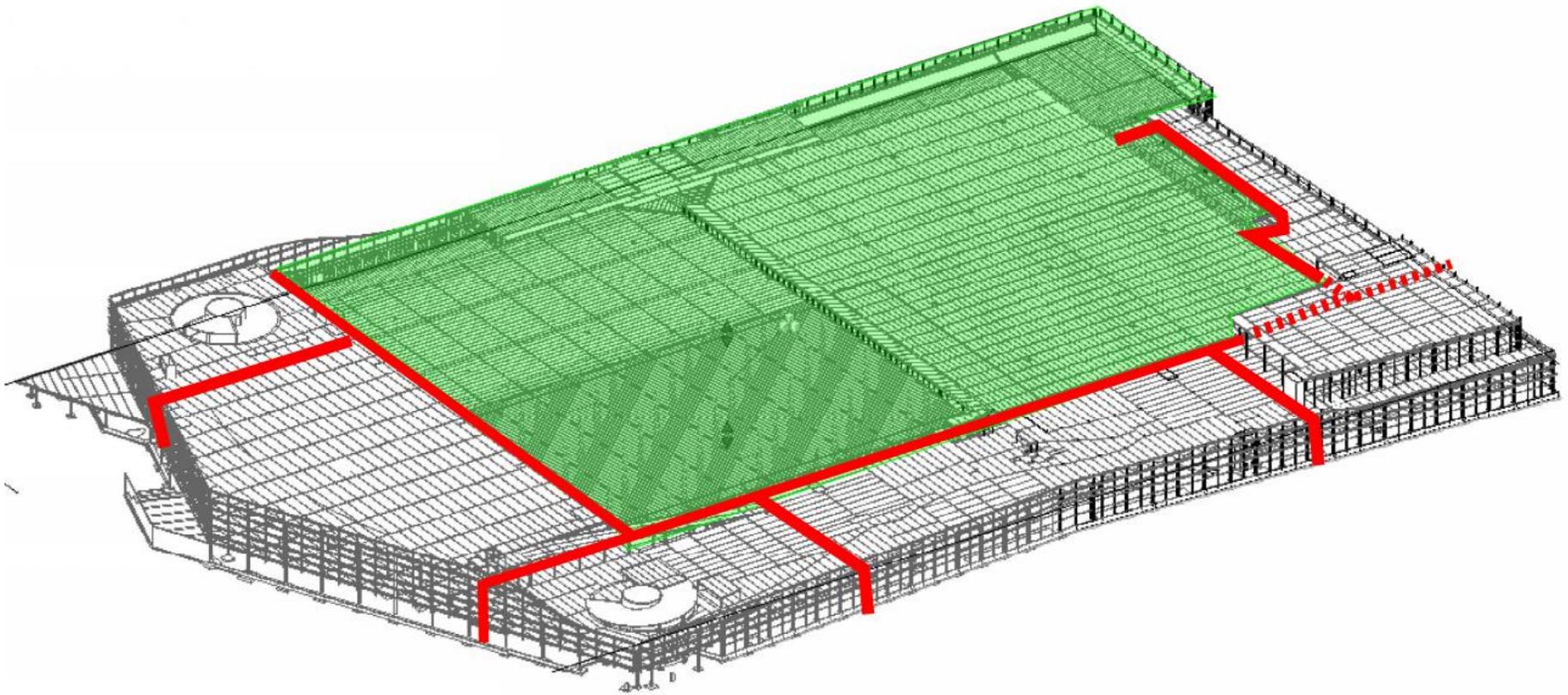
NEW NORTH STRUCTURE



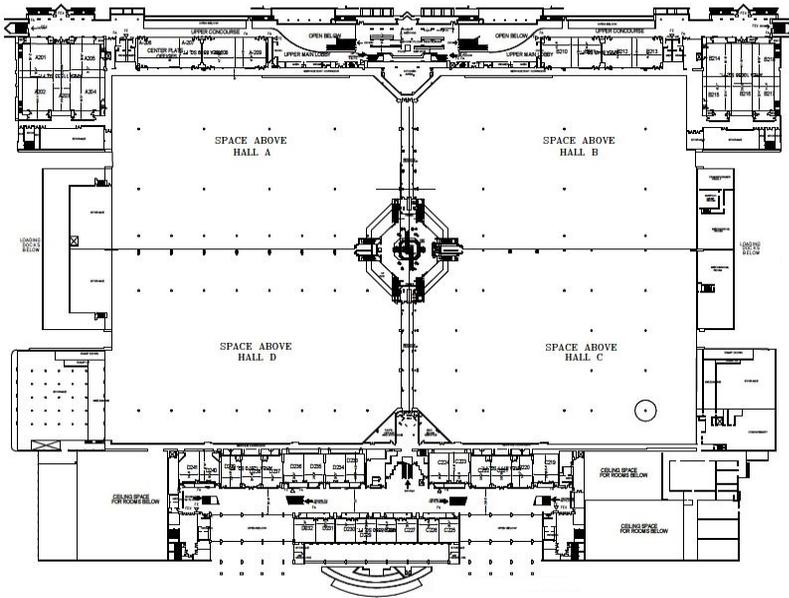
EXISTING STRUCTURE



SEPARATE OLD AND NEW

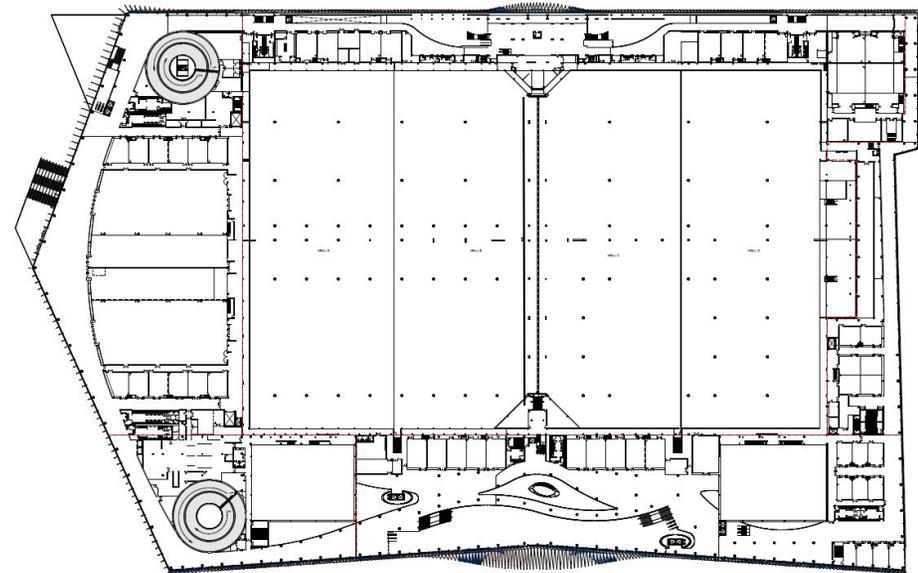


FACILITY PROGRAM



CURRENT

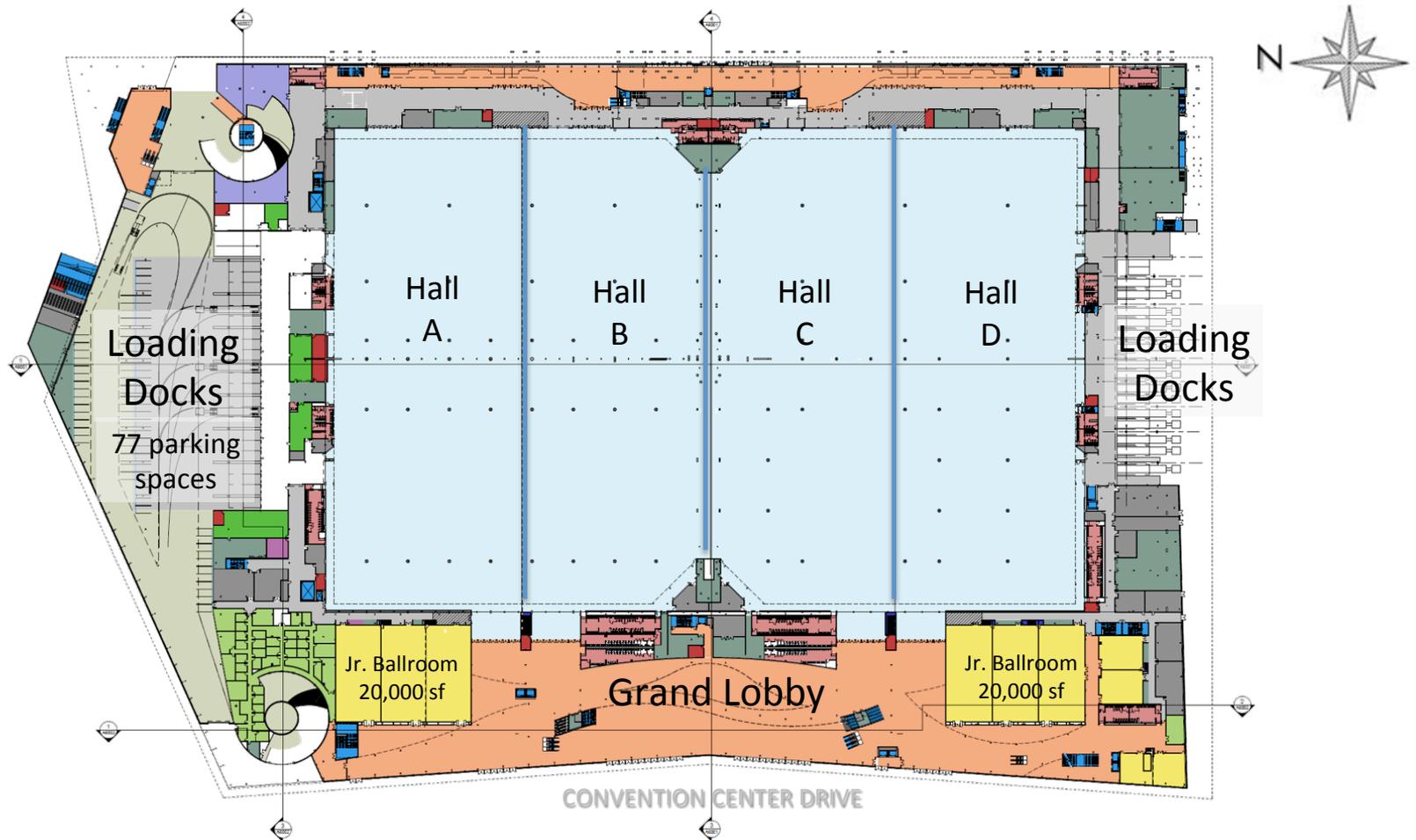
Exhibit Space	500,000 SF
Meeting Rooms (74)	127,000 SF
Support Spaces	545,376 SF
TOTAL	1,172,376 SF



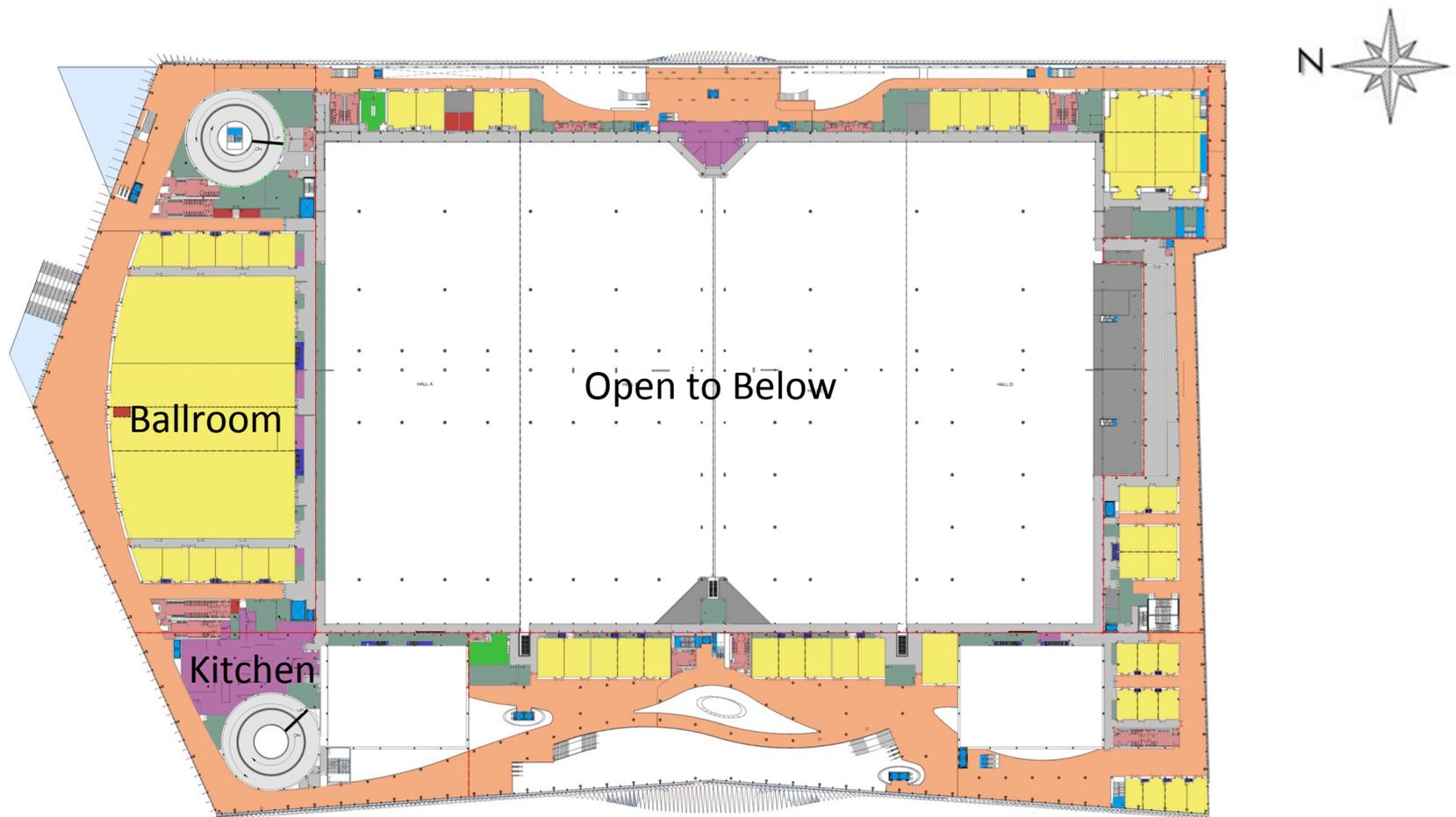
PROPOSED

Exhibit Space	505,190 SF
Ballrooms / Meeting Rooms (84)	186,940 SF
Support Spaces	774,243 SF
TOTAL	1,466,373 SF
Parking	365,700 SF

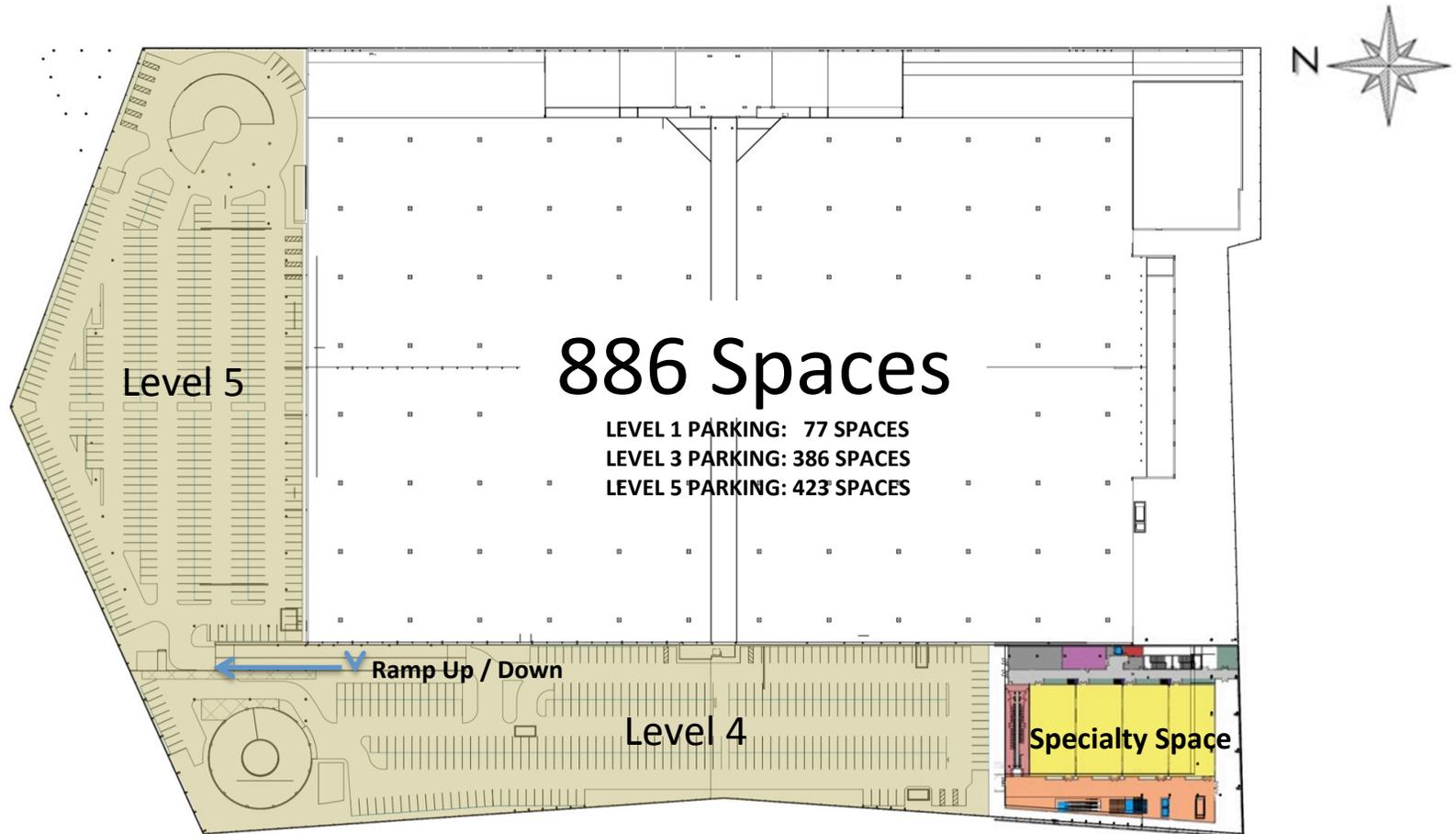
LEVEL 1



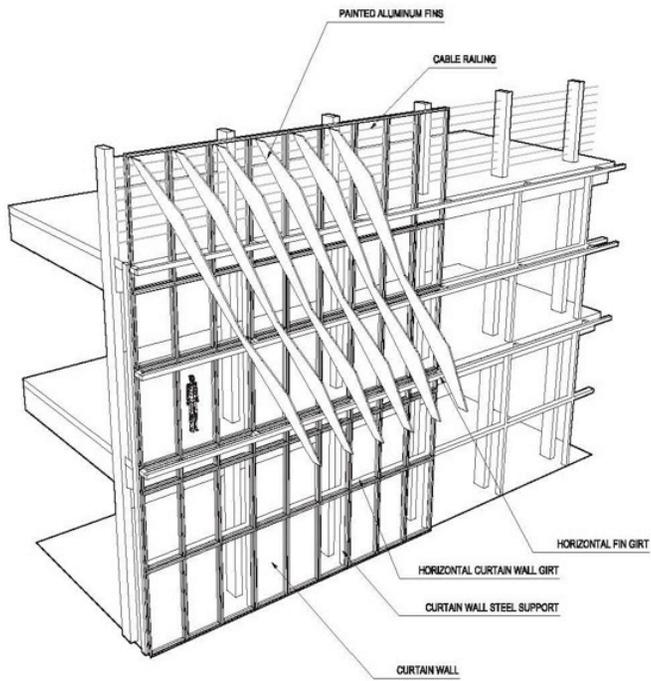
LEVEL 2



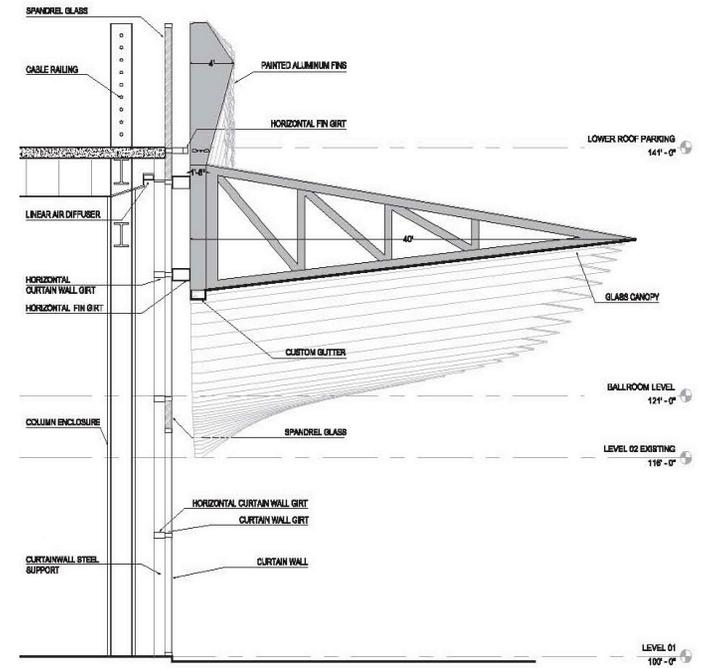
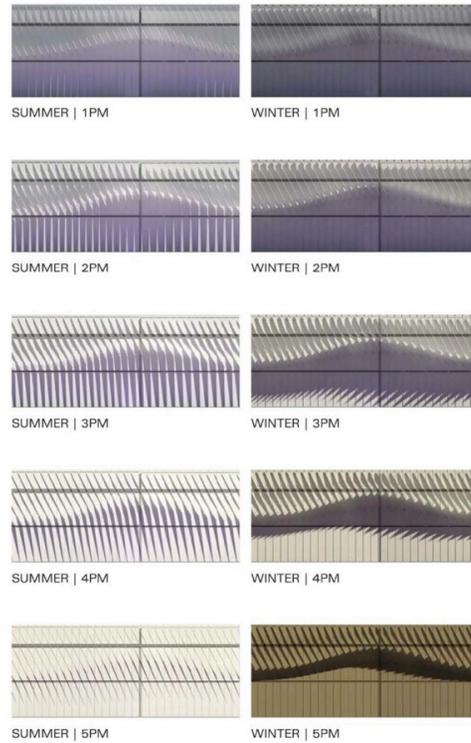
LEVEL 4 & 5



EXTERIOR FACADE SHADING AND SHELTER



WEST FACADE



CONVENTION CENTER DRIVE TODAY



CONVENTION CENTER DRIVE



WASHINGTON AVENUE TODAY



WASHINGTON AVENUE



NORTHEAST CORNER TODAY



NORTHEAST CORNER GRAND BALLROOM



BALLROOM TERRACE



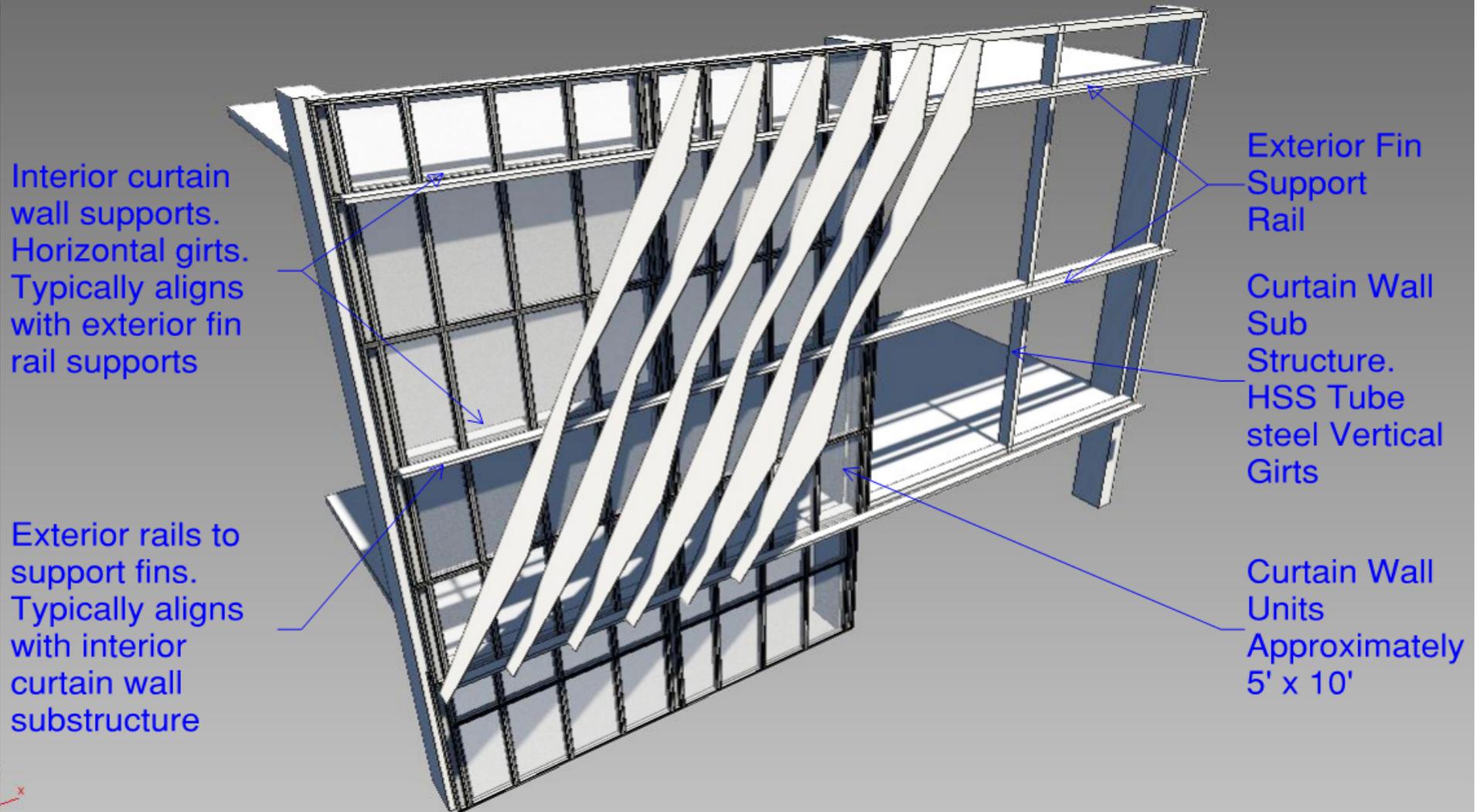
CONVENTION CENTER DRIVE SOUTHWEST CORNER



CONVENTION CENTER DRIVE SOUTHWEST CORNER



ALUMINUM FIN SHADING SYSTEM



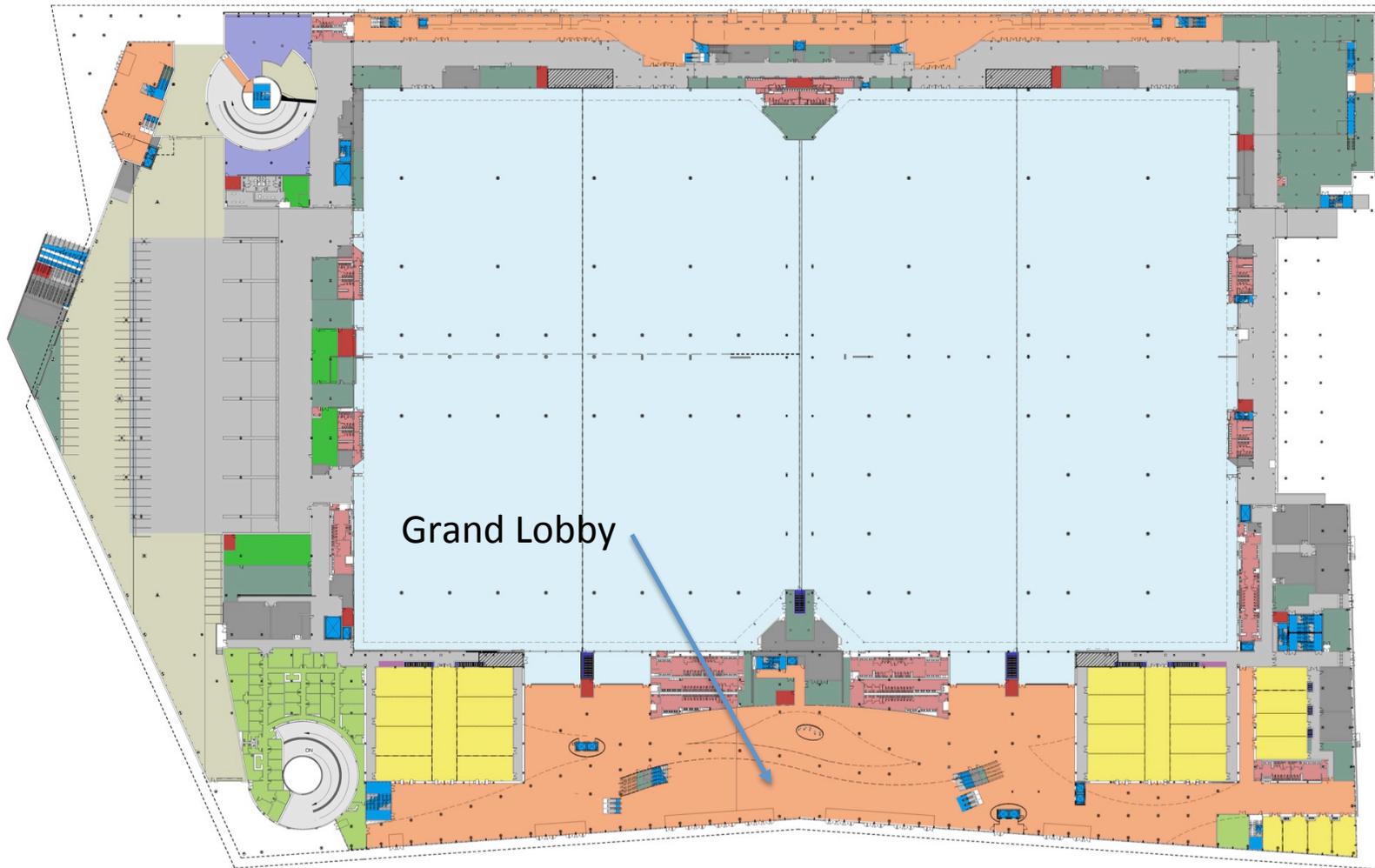
CONVENTION CENTER ENTRANCE TODAY



CONVENTION CENTER ENTRANCE



LEVEL 1



EXISTING LOBBY



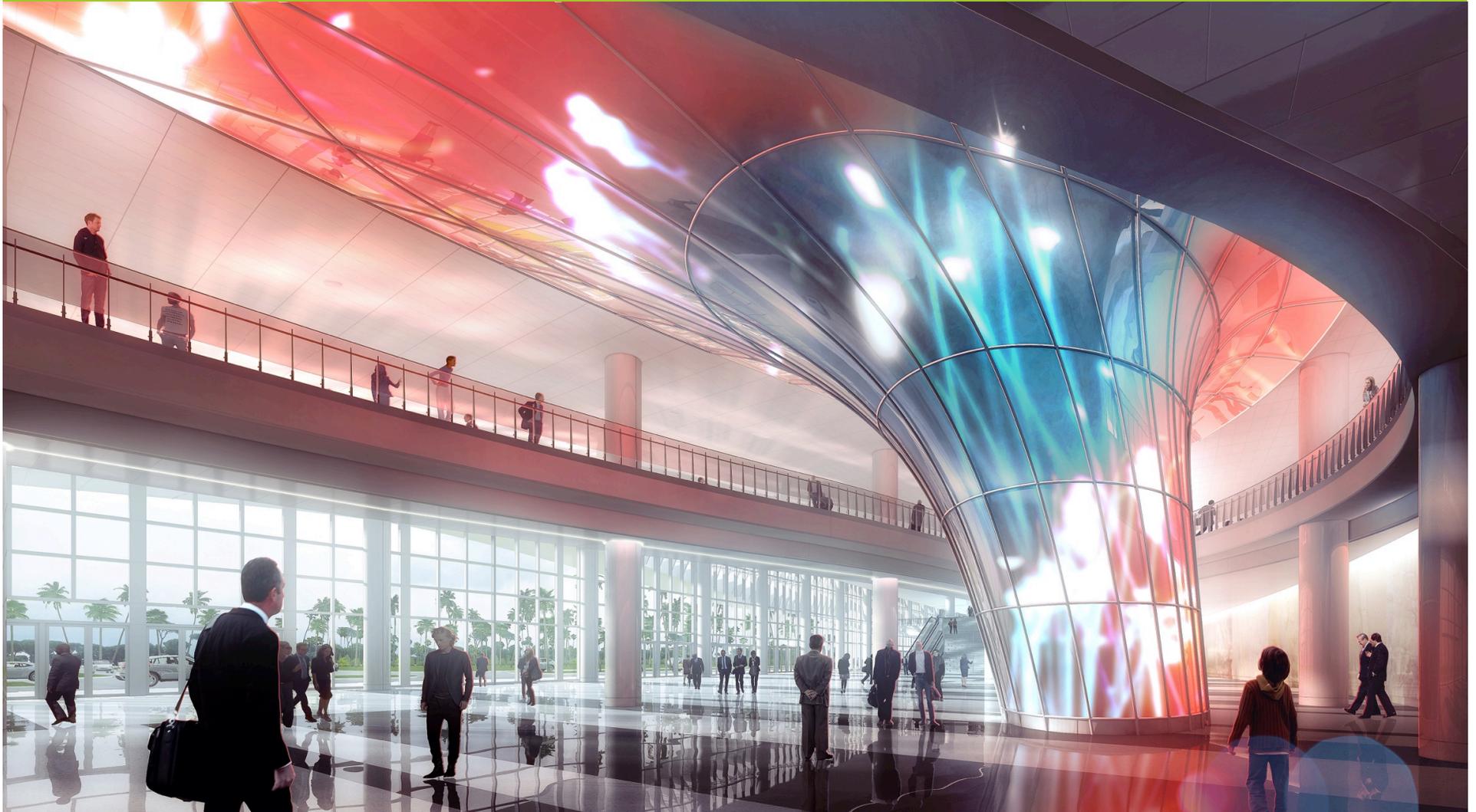
NEW GRAND LOBBY



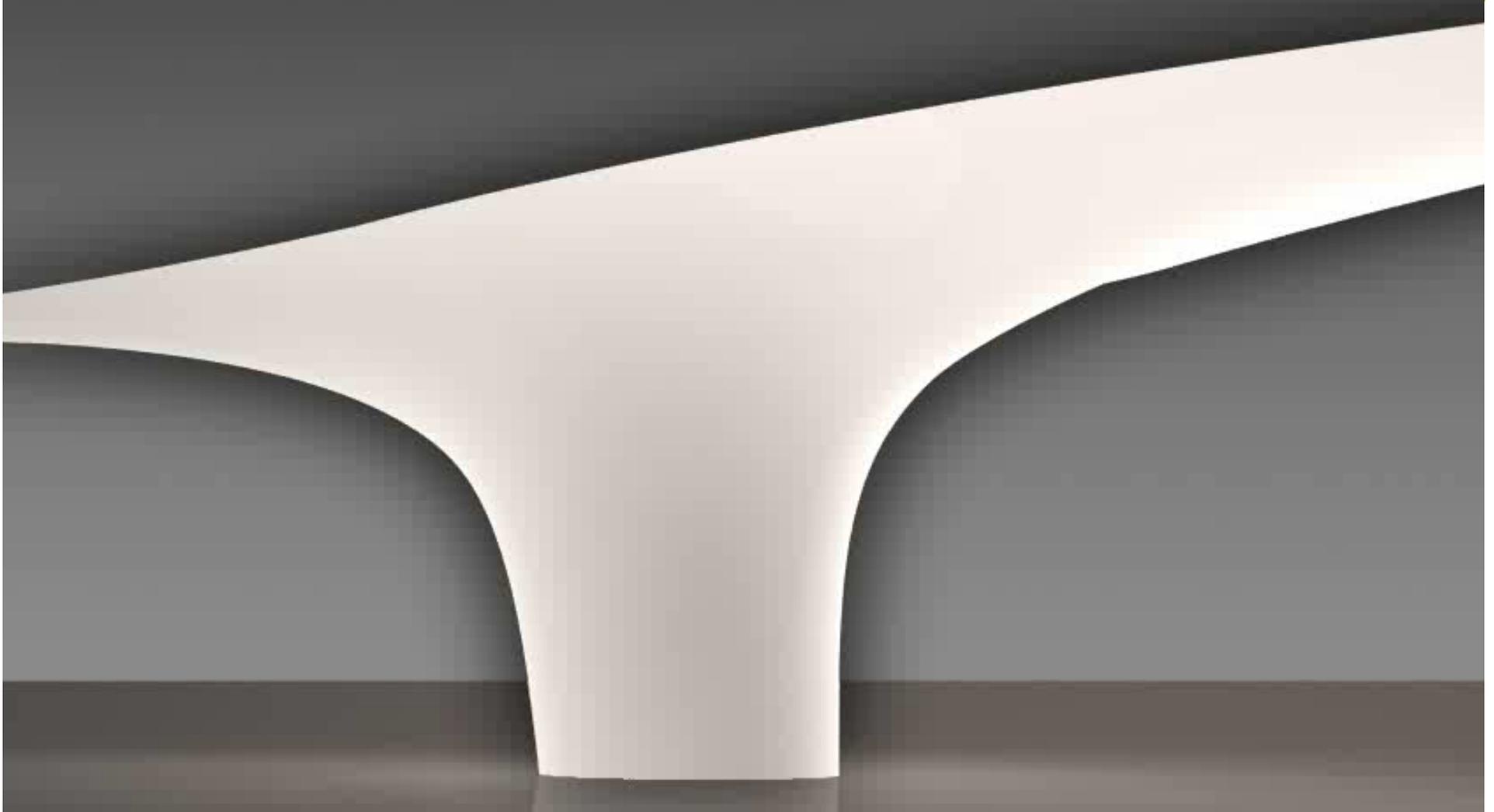
GRAND LOBBY SOUTH VIEW



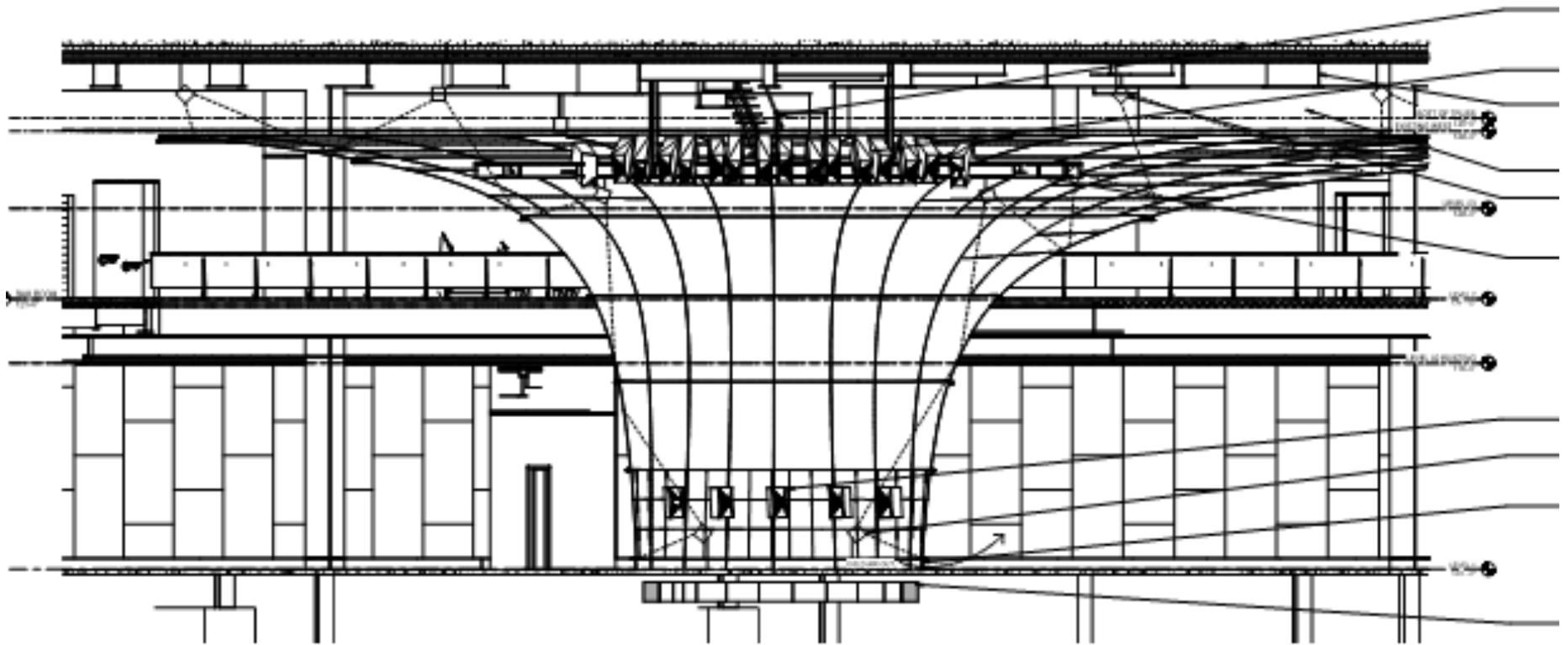
GRAND LOBBY MEDIA FEATURE



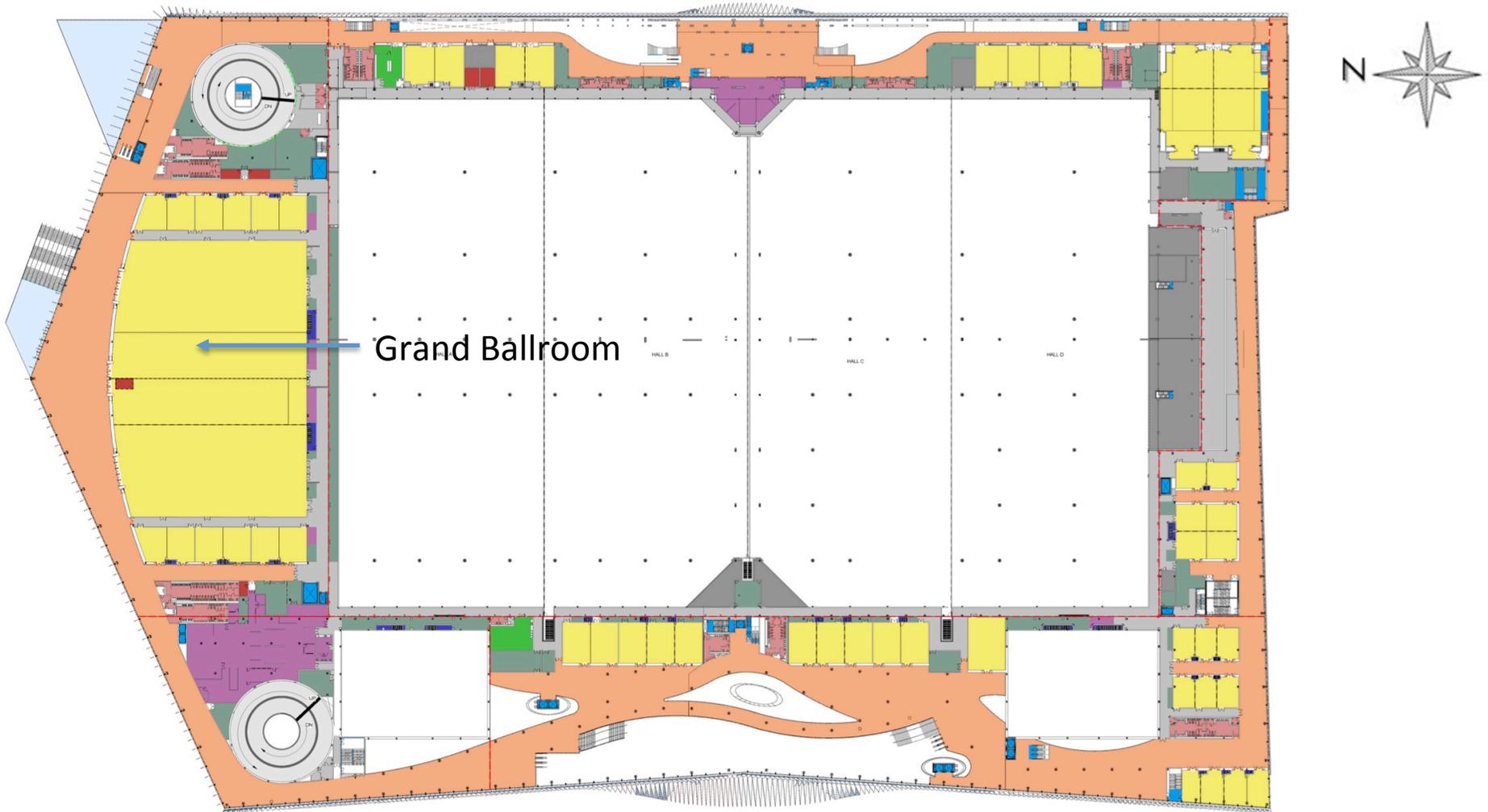
PROJECTION & LED LIGHTING



CORAL MEDIA FEATURE A



LEVEL 2



EXISTING BALLROOM



GRAND BALLROOM



LEVEL 4 MEETING SPACE



LEVEL 4 MEETING SPACE A LOBBY WITH A VIEW



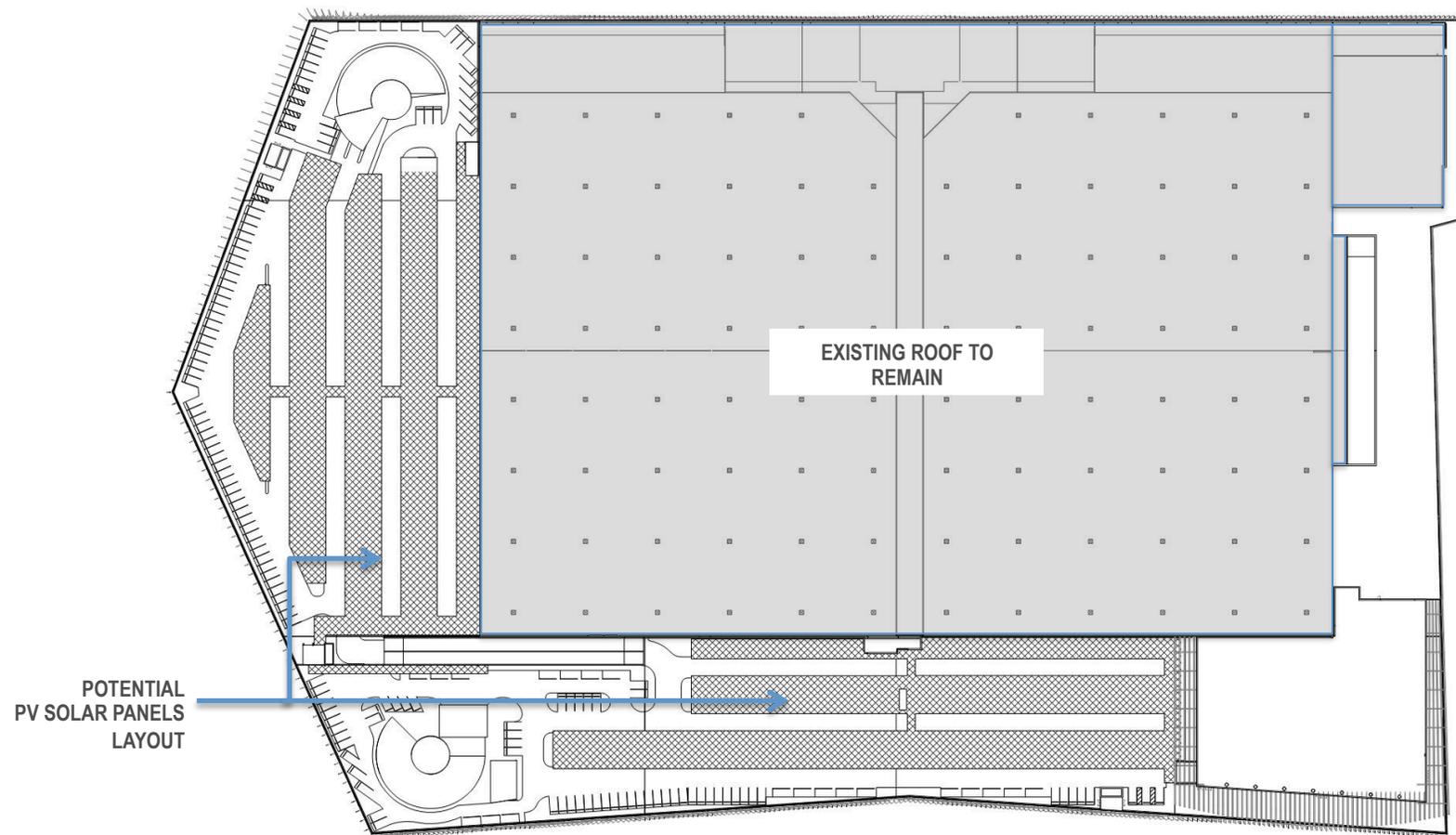
LEVEL 4 MEETING SPACE



SUSTAINABILITY INITIATIVES

- Solar – working with FPL on solution
- Rain Harvesting – Storing and utilizing for cooling towers
- Incorporating Reduced Flow Water Fixtures.
- Installing Sun Shading the Exterior Perimeter of the Building
- Utilizing Recycled Materials throughout
- Majority of the Construction Waste is Recycled
- Daylighting the Exhibit Hall (500,000 sf) up to 60% of the time
- Daylighting the Public Spaces.
- High Efficiency Lighting (LED) throughout.
- Light Sensors throughout (turn lights out when not in use)
- Removing 6.2 acres of Asphalt Heat Island – Replacing with Landscape.
- Saving 215 existing trees (relocating 170).
- Restoring Habitat with Native Vegetation & Mangroves along Collins Canal.
- Reduced Energy Consumption by 20%

SOLAR



LEED 2009

21 5 Sustainable Sites Possible Points: 26

Y	?	N	Prereq	Credit	Description	Points
Y			Prereq 1		Construction Activity Pollution Prevention	
1			Credit 1		Site Selection	1
5			Credit 2		Development Density and Community Connectivity	5
		1	Credit 3		Brownfield Redevelopment	1
6			Credit 4.1		Alternative Transportation—Public Transportation Access	6
1			Credit 4.2		Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3		Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4		Alternative Transportation—Parking Capacity	2
		1	Credit 5.1		Site Development—Protect or Restore Habitat	1
1			Credit 5.2		Site Development—Maximize Open Space	1
		1	Credit 6.1		Stormwater Design—Quantity Control	1
		1	Credit 6.2		Stormwater Design—Quality Control	1
1			Credit 7.1		Heat Island Effect—Non-roof	1
1			Credit 7.2		Heat Island Effect—Roof	1
		1	Credit 8		Light Pollution Reduction	1

4 4 2 Water Efficiency Possible Points: 10

Y	?	N	Prereq	Credit	Description	Points
			Prereq 1		Water Use Reduction—20% Reduction	
2	2		Credit 1		Water Efficient Landscaping	2 to 4
	2		Credit 2		Innovative Wastewater Technologies	2
2	2		Credit 3		Water Use Reduction	2 to 4

8 6 21 Energy and Atmosphere Possible Points: 35

Y	?	N	Prereq	Credit	Description	Points
Y			Prereq 1		Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2		Minimum Energy Performance	
Y			Prereq 3		Fundamental Refrigerant Management	
3	16		Credit 1		Optimize Energy Performance	1 to 19
2	5		Credit 2		On-Site Renewable Energy	1 to 7
2			Credit 3		Enhanced Commissioning	2
2			Credit 4		Enhanced Refrigerant Management	2
3			Credit 5		Measurement and Verification	3
2			Credit 6		Green Power	2

3 4 7 Materials and Resources Possible Points: 14

Y	?	N	Prereq	Credit	Description	Points
			Prereq 1		Storage and Collection of Recyclables	
1	2		Credit 1.1		Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
1			Credit 1.2		Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
1	1		Credit 2		Construction Waste Management	1 to 2
	2		Credit 3		Materials Reuse	1 to 2

21 5 Sustainable Sites Possible Points: 26

Y	?	N	Prereq	Credit	Description	Points
Y			Prereq 1		Construction Activity Pollution Prevention	
1			Credit 1		Site Selection	1
5			Credit 2		Development Density and Community Connectivity	5
		1	Credit 3		Brownfield Redevelopment	1
6			Credit 4.1		Alternative Transportation—Public Transportation Access	6
1			Credit 4.2		Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3		Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4		Alternative Transportation—Parking Capacity	2
		1	Credit 5.1		Site Development—Protect or Restore Habitat	1
1			Credit 5.2		Site Development—Maximize Open Space	1
		1	Credit 6.1		Stormwater Design—Quantity Control	1
		1	Credit 6.2		Stormwater Design—Quality Control	1
1			Credit 7.1		Heat Island Effect—Non-roof	1
1			Credit 7.2		Heat Island Effect—Roof	1
		1	Credit 8		Light Pollution Reduction	1

4 4 2 Water Efficiency Possible Points: 10

Y	?	N	Prereq	Credit	Description	Points
			Prereq 1		Water Use Reduction—20% Reduction	
2	2		Credit 1		Water Efficient Landscaping	2 to 4
	2		Credit 2		Innovative Wastewater Technologies	2
2	2		Credit 3		Water Use Reduction	2 to 4

8 6 21 Energy and Atmosphere Possible Points: 35

Y	?	N	Prereq	Credit	Description	Points
Y			Prereq 1		Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2		Minimum Energy Performance	
Y			Prereq 3		Fundamental Refrigerant Management	
3	16		Credit 1		Optimize Energy Performance	1 to 19
2	5		Credit 2		On-Site Renewable Energy	1 to 7
2			Credit 3		Enhanced Commissioning	2
2			Credit 4		Enhanced Refrigerant Management	2
3			Credit 5		Measurement and Verification	3
2			Credit 6		Green Power	2

3 4 7 Materials and Resources Possible Points: 14

Y	?	N	Prereq	Credit	Description	Points
			Prereq 1		Storage and Collection of Recyclables	
1	2		Credit 1.1		Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
1			Credit 1.2		Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
1	1		Credit 2		Construction Waste Management	1 to 2
	2		Credit 3		Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N	Credit	Description	Points
1	1		Credit 4	Recycled Content	1 to 2
	2		Credit 5	Regional Materials	1 to 2
	1		Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

12 1 2 Indoor Environmental Quality Possible Points: 15

Y	?	N	Prereq	Credit	Description	Points
Y			Prereq 1		Minimum Indoor Air Quality Performance	
Y			Prereq 2		Environmental Tobacco Smoke (ETS) Control	
			Credit 1		Outdoor Air Delivery Monitoring	1
		1	Credit 2		Increased Ventilation	1
1			Credit 3.1		Construction IAQ Management Plan—During Construction	1
1			Credit 3.2		Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1		Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2		Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3		Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4		Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5		Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1		Controllability of Systems—Lighting	1
1			Credit 6.2		Controllability of Systems—Thermal Comfort	1
1			Credit 7.1		Thermal Comfort—Design	1
1			Credit 7.2		Thermal Comfort—Verification	1
		1	Credit 8.1		Daylight and Views—Daylight	1
		1	Credit 8.2		Daylight and Views—Views	1

5 1 Innovation and Design Process Possible Points: 6

Y	?	N	Credit	Description	Points
1			Credit 1.1	Innovation in Design: Green Cleaning	1
1			Credit 1.2	Innovation in Design: Green Education	1
	1		Credit 1.3	Innovation in Design: Low Mercury Lamp	1
1			Credit 1.4	Innovation in Design: Cooling Tower Water Reuse	1
1			Credit 1.5	Innovation in Design: Acoustic Performance	1
			Credit 2	LEED Accredited Professional	1

2 2 Regional Priority Credits Possible Points: 4

Y	?	N	Credit	Description	Points
1			Credit 1.1	Regional Priority: Bicycle Facilities	1
1			Credit 1.2	Regional Priority: Outdoor Water Use Reduction	1
	1		Credit 1.3	Regional Priority: Renewable Energy	1
	1		Credit 1.4	Regional Priority: Specific Credit	1

55 18 37 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

Silver Required - Gold Preferred



Jeff Sachs

Strategic Advisory Group

CMR APPROACH AND TIMELINE

Contract considered by City Commission May 2015

CDs (65-75% complete) produced for establishment of GMP Aug 2015

CMR propose GMP Sep 2015

Contract incorporating GMP considered by Commission Oct 2015

CMR APPROACH AND TIMELINE

Commence construction	Dec 2015
MBCC 100% open for Art Basel	Nov 2016
MBCC 100% open for Art Basel (all exhibit halls complete, north jr. ballroom complete, majority of renovation complete)	Nov 2017
Project complete	Fall 2018

MINIMUM QUALIFICATIONS

- Proposer
 - Completed at least one project with hard construction costs of at least \$250m within past 15 years
 - Built or renovated at least one convention center with at least 250,000 SF of exhibit space within past 15 years
 - Minimum bonding capacity of \$500m
- Lead Project Manager
 - Managed one project with hard construction costs of at least \$100m within the last 15 years
 - Managed the construction or renovation of at least one convention center with at least 100,000 square feet of exhibition space within the last 15 years

SUBMISSION REQUIREMENTS

- Tab 1: Executive Summary
 - Minimum Qualification compliance
- Tab 2: Organization Plan
 - Organizational structure and chart
 - Narrative describing:
 - Project management plan and structure
 - Project management control systems
 - Approach to competitive trade bidding process
 - Approach to local workforce hiring
 - Key personnel, staffing schedule and resumes

SUBMISSION REQUIREMENTS

- Tab 3: Proposer Experience, Qualifications and LEED Experience
- Tab 4: Other Team Members
- Tab 5: Financial Capability
 - Audited annual financial statements
 - Evidence of minimum bonding capacity of \$500m
- Tab 6: CMR Fee
 - Must be in separate sealed envelope # 1

SUBMISSION REQUIREMENTS

- Tab 7: General Conditions
 - Must be in separate sealed envelope #2
- Tab 8: Forms
- Tab 9: Other
- Tab 10: Form of CMR Agreement
 - To be released as Addendum

EVALUATION CRITERIA

Points awarded for Qualitative Evaluation: 85

Organizational plan 30

Experience, qualifications, including experience with maintaining operations during construction 25

Lead PM and Superintendent experience, including experience with maintaining operations during construction 25

Financial capability 5

EVALUATION CRITERIA

Points awarded for Fee Evaluation:

15

Proposer	Total Fee	Maximum Points	Points Awarded
A	2.0%	15	15
B	2.5%	15	12
C	3.0%	15	10

EVALUATION CRITERIA

Points awarded:

5

For Small Business Owned and Controlled by Veteran or State-Certified Service-Disabled Veteran Business Enterprise

RFP SCHEDULE

Issuance of RFP	March 2
Pre-Submittal Meeting	March 19
Deadline for Receipt of Questions	March 30
Proposal Due	April 9
Evaluation Committee Meeting	April 16
Commission Approval of Selection	April 29

Q & A

