

# Memorandum

MIAMI-DADE  
COUNTY

**Date:** December 18, 2007

**To:** Honorable Chairman Bruno A. Barreiro and  
Members, Board of County Commissioners

**From:** George M. Burgess  
County Manager

**Subject:** Resolution Authorizing Issuance of a Request for Qualifications to Construct the  
Miami-Dade Fire Rescue Training Center

Agenda Item No. 9(A)(17)(A)

## Recommendation

It is recommended that the Board approve the attached resolution authorizing issuance of a Request for Qualifications (RFQ) prior to competitive bidding to construct the Miami-Dade Fire Rescue (MDFR) MDFR Training Center Complex.

## Scope

This item will impact the Miami-Dade Fire Rescue Department.

## Fiscal Impact/Funding Source

The capital funding for the MDFR Training Center Complex is provided from numerous sources, including Special Obligations Bonds (\$17.8 million), interest earnings (\$6.2 million) Sunshine Loan proceeds (\$5.675 million) and other revenues (\$500,000). The total project cost is currently estimated at \$30.2 million, including \$1.65 million for design, \$27.145 million for construction, and \$1.375 million for furnishings, telecommunications, equipment, and art in public places. The intent of the proposed resolution is to improve the resource allocation methodology for this capital construction project by using a more qualitative and collaborative approach to contractor selection. This qualification process will result in more accurate cost allocation, a reduction in potential change orders, and more timely completion of the facility.

## Track Record/Monitor

The Miami-Dade Fire Rescue Department and the Office of Capital Improvements will provide oversight of this program.

## Background

A 1994 bond referendum passed by the voters authorized MDFR to construct 10 new fire stations, a headquarters and training facility, and to install back-up generators and provide ADA improvements at existing stations. Since the approval of the bond issue, MDFR has constructed and opened more than 30 new stations, completed the energy and ADA improvements, and purchased and renovated the MDFR Headquarters Complex.

The Training Center is the final project to commence construction, and it will be the most important, complicated and costly project ever built for MDFR. The Training Center Complex will consist of numerous buildings, spread out over 6 acres behind the current MDFR headquarters. The complex will include structures for simulating residential, commercial, industrial and shipboard firefighting, approximately 60,000 square feet of administrative and classroom space, a water and dive rescue facility, and a recruit training fire station. This facility will provide comprehensive in-service and recruit training opportunities to significantly improve the capability of MDFR to train personnel to serve and protect our community.

This facility will also allow MDFR to offer additional training opportunities to fire departments throughout the region. Cooperative training will improve interdepartmental communications and result in more unified and uniformed responses to matters of regional concern.

The Miami-Dade Fire Rescue Department will issue the RFQ and review the responses submitted to the County. Qualified firms will be invited to bid on the Training Center, and the construction contract will be presented to the Board of County Commissioners for approval.

This RFQ will focus on firms experience with projects of a similar size and scope: projects with a construction budget of more than \$25 million, commercial pools, office and educational components, and fire training props. Potential bidders will be required to submit general company information concerning management and operations, state and local licenses, minimum insurance requirements, financial resources, bonding capacity, payment of subcontractors, and a history of commenced/completed projects.

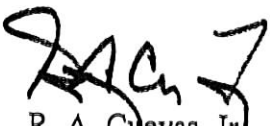
  
Assistant County Manager



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

**DATE:** December 18, 2007

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 9(A)(17)(A)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review



Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 9(A)(17)(A)  
12-18-07

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION AUTHORIZING ISSUANCE OF A REQUEST FOR  
QUALIFICATIONS PRIOR TO COMPETITIVE BIDDING TO  
CONSTRUCT THE MIAMI-DADE FIRE RESCUE TRAINING  
CENTER**

**WHEREAS**, the Miami-Dade Fire Rescue Department (MDFR) will be constructing a new, state-of-the-art training center on land directly behind the existing MDFR Headquarters complex; and

**WHEREAS**, this public safety facility is an important infrastructure improvement that is necessary for providing critical public safety first responder training and response capability; and

**WHEREAS**, the residents of Miami-Dade County require this public safety facility to be constructed within the reasonable cost estimates developed by licensed professional architects and within the expected timeframes as agreed to through a contract with a qualified private construction firm; and

**WHEREAS**, in order to accomplish the aforementioned objectives the county has encouraged staff to develop innovative solutions to the potential cost overruns and construction delays associated with capital projects; and

**WHEREAS**, this board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that the Miami-Dade Fire Rescue Department and the Office of Capital Improvements are hereby authorized to issue a Request

for Qualifications prior to competitive bidding to construct the Miami-Dade Fire Rescue Training Center.

The foregoing resolution was offered by Commissioner who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of December, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency. D.F.

Daniel Frastai

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