

**MIAMI-DADE COUNTY, FLORIDA
REQUEST FOR DESIGN-BUILD SERVICES (RDBS)
MIAMI-DADE COUNTY SEAPORT DEPARTMENT (PORTMIAMI)
DESIGN-BUILD SERVICES FOR CRUISE TERMINAL F UPGRADES
ISD PROJECT NO. DB15-SEA-01**

The County Mayor, Miami-Dade County (County), pursuant to Section 287.055, Florida Statutes, 2-8.1 and 2-10.4 of the Miami-Dade County Code and Administrative Order 3-39, announces that PortMiami requires design-build services for Cruise Terminal F Upgrades.

Prime and sub-consultants selected for Professional Services Agreements under Internal Services Department (ISD) Project No. E11-SEA-03, Program Management Consultant Services, and ISD Project No. E14-SEA-01R, Financial Management Consulting and Bond Engineering Services, will not be considered for award of a Design-Build Agreement under ISD Project No. DB15-SEA-01.

The selection process for this design build solicitation is a two-step process, Step 1 – Evaluation of Qualifications and Step 2 – Evaluation of Technical and Price Proposal.

- Step 1 is the evaluation of a design-build team's qualifications based on the teams' completed submittal. The Competitive Selection Committee will attempt to qualify no fewer than three (3) responsive and responsible firms and by majority vote will determine the maximum number of responsive and responsible firms to advance to Step 2 (the "Advancing Firms").
- Step 2 is the evaluation of competitive Technical and Price Proposals from those Advancing Firms who choose to offer a responsive and responsible proposal.

The Design Criteria Professionals, for ISD Project No. DB15-SEA-01, are Parsons Brinckerhoff, Inc. (for civil engineering and geotechnical and material engineering services), under ISD Project Number E13-SEA-01 – Civil Infrastructure Engineering Services, and a Registered Architect with the Miami-Dade Seaport Department. Parsons Brinckerhoff, Inc. is not eligible to render design-build services for ISD Project No. DB15-SEA-01. Pursuant to Florida Statutes 287.055, "A design criteria professional who has been selected to prepare the design criteria package is not eligible to render services under a design-build contract executed pursuant to the design criteria package." The County reserves the right to disqualify any proposal from a team which includes any subconsultant and/or individual who has played a substantial role in the development of the design criteria package or whose involvement with the design-build team would confer upon that team an unfair competitive advantage because of such subconsultant's or member's prior involvement in the project.

SCOPE OF WORK

The project may include upgrades from all or some of the following components: Provisional Operations; Horizontal and Vertical Circulation Systems; Connection of Passenger Boarding Bridges (PBB's); Site Development; Wharf Access; Intermodal Areas; Ancillary Roadways; Parking Facilities; Restrooms; Canopies; Wayfinding; Life Safety; ADA Accessibilities; Landscaping; Operational and Security Enhancements, including checkpoints; Access Control; Furniture, Fixtures and Equipment (FFE), and all related infrastructure; building and structure work ancillary to the basic work scope.

The selected Design-Build Team shall provide all the necessary investigations; surveys; site investigation; studies; modeling; architectural and engineering designs; including analysis of 'sustainable systems' and possible LEED certification; fire protection; interior design; civil design, structural engineering; mechanical, electrical and plumbing (MEP) engineering; audio/visual design; cost estimates; schedules; coordination with baggage carousels, PBBs; Art in Public Places; value engineering coordination; construction documents; environmental and building permitting; inspections; construction, construction administration; review of shop drawings; commissioning; and any supportive ancillary tasks to the primary scope of services to successfully complete all phases of the project.

All work shall be conducted to meet or exceed professional standards; comply with PortMiami Security requirements; PortMiami Design Guidelines, PortMiami Wayfinding Standards, United States Customs and Border Protection Cruise Terminal Design Standards (USCBP CTDS) and County Implementing Order No. 8-8 "Sustainable Building Program," where all new construction projects shall be required to attain "Silver" or higher certification level under the LEED-NC Rating System and the participation of experience LEED@AP professional is required in order to achieve optimum results in the application of said practices.

The applicable trades for the construction portion of the project may include, but is not limited to, the erection of a two or three story structure, glass curtain wall system, concrete floor slabs, roofing assembly, framing, vertical circulation core systems (i.e., elevators, escalators and stairs), interior partitions, drywall and finishing, various ceiling finishes, painting, heating, ventilation and air conditioning systems, Information Technology (IT) systems and conduits with fiber optic cables, security systems with components, (i.e., cameras and card), readers, connections to explosive detection systems for baggage (supplied by owner), body and baggage scanners (supplied by owner), central paging system, asphalt paving, canopies, curbs, drainage, bollards, landscaping with irrigation system, plumbing systems, electrical/electronic systems, fire protection, and alarm system.

The project is located at Cruise Terminal F and the surrounding site, PortMiami. All scope of work will be conducted within an operationally active and secured area. The design and construction services rendered by the Design-Builder are intended to result in a complete, functional, and operable state of the art Cruise Terminal consisting of the following four areas of work:

- Area 1 may include, but is not limited to the existing Cruise Terminal F complex requiring the reconfiguration and renovation of its three-story passenger terminal. Area 1 may be limited to work within the existing building footprint for all (3) three floors/levels. The existing ground floor may functionally remain the same; however, may include demolition to open up/reconfigure a more flexible, efficient baggage laydown area, a secured embark bag drop/X-ray and baggage hold area. It is planned that the existing baggage conveyance system may be removed along with the existing epoxy finish to be replaced with polished concrete. The existing second level of Cruise Terminal F may primarily become a large waiting/seating area with direct access to the third level, sterile passenger concourse and PBB's.

It is the intent that the existing vertical "cores" (i.e., elevators, escalators and stairs, etc.)

and existing infrastructure may remain intact and/or refurbished and utilized for the expansion. It is also the intent that the majority of the existing structural, mechanical, electrical, and plumbing systems remain in-tact with the exception that certain upgrades may be required to the existing fire protection/alarm systems. It may be determined that some of these existing elements may require some level of refurbishment and/or upgrade. It is anticipated that the existing restrooms may have its existing finishes upgraded.

- Area 2 may include, but is not limited to the construction of a new two-story (possibly three stories) addition immediately east of Cruise Terminal F of adequate size to accommodate new vessels. This new building may accommodate the passenger embarkation functions: Embark Passenger Security (ground floor); curbside restrooms; support office/ancillary spaces; and Passenger Check-in (second Floor), with direct access to the waiting areas within the existing second floor terminal. To accommodate the new building, a limited portion of the existing "S" curved roof, which currently covers an existing provisioning area, may be demolished. The balance of the existing roof may remain.

- Area 3 may include, but is not limited to, a third level sterile concourse extension leading to the PBB's, which will be extended eastward to accommodate the new ships. It is anticipated that the north façade, facing the ship, be designed with flexibility in mind regarding the operable glazing system, to accommodate the connection to the sterile concourse area.

- Area 4 may include, but is not limited to the reconfiguration of an existing open lot area south of the new embarkation building (Area 2) to accommodate a new Ground Transportation Area (GTA)/Intermodal Area for the staging of additional buses; along with an upgrade and expansion of drop-off zone(s) for taxis, limos and cars. Included in this area are canopies, lighting, Wayfinding, architectural landscaping and required drainage.

The selected Design-Build Team must complete the scope of work by the following duration, which excludes the warranty administration period. The Design-Build Team will construct the two-story passenger security screening area and ticketing lobby with support spaces and renovate the first and second floors of the existing terminal building and the extension of the secured third floor passenger boarding concourse level along with the Ground Transportation Area area with drainage and canopies. All work shall include the associated surveying, utility locates, utility coordination with the Utility Agency Owners, geotechnical investigations, architecture and engineering design, technical specifications, permitting, construction, LEED certifications, testing and commissioning for a completed and fully operation cruise terminal.

The Design-Builder is expected to employ all means necessary to meet the schedule provided, which may include multiple shifts and/or a 7 day a week work schedule. During the off=peak cruise season (May 1-October 30), the County will allow the Design-Builder to occupy and work this site 24 hours a day, 7 days a week subject to certain security requirements to deliver a completed and fully operational cruise terminal. During peak cruise season (November 1-April 30), the Design-Builder shall coordinate with PortMiami to schedule the work in a manner that does not impact existing terminal operations (waterside and landside).

Substantial Completion is on or before **August 23, 2017**. At a minimum, a Temporary Certificate of Occupancy (TCO) will be issued by this date, allowing full and continuous access and utilization of the cruise terminal, and will only be acceptable where the Design-Builder absorbs all additional cost for any mandated conditions including, but not limited to, fire watches.

Final Completion and Project Closeout are on or before **December 1, 2017**. The project must be turned over to the Cruise Lines in order to receive the Seaside vessel. Final Completion and Project Closeout shall include obtaining acceptance by all applicable regulatory agencies, including the Seaport Department of all Work and Services under the Contract, including unacceptable work items identified or subsequent to Substantial Completion.

If the Design-Builder does not achieve Substantial Completion by the established Substantial Completion Contract Date, LDs will be assessed in the amount of \$2,000,000.00, which will be paid to the County by the Design-Builder. If the Design-Builder does not achieve Final Completion by the established Final Completion Contract Date, LDs will be assessed in the amount of \$5,000.00, per calendar day, which will be paid to the County by the Design-Builder. LDs will be cumulative if both the Substantial Completion Contract Date and the Final Completion Contract Date are exceeded.

The estimated total Contract amount is twenty-eight million dollars (\$28,000,000) inclusive of the contingencies and dedicated allowances. The estimated Design-Build project cost is twenty-two million, six hundred and seventy-seven thousand, nine hundred and seven dollars, and forty-five cents (\$22,677,907.45), exclusive of allowances and contingencies.

The County reserves the right to negotiate or reject any and all proposal(s), if the price exceeds the estimated project cost. The Price Proposal Form is to include all design and construction services, labor, materials, equipment, tools, utilities, permit fees, approvals, authorizations, certificates, including applicable taxes and all facilities necessary for the completion of the Work.

EXPERIENCE AND QUALIFICATIONS

Proposed Design-Builder shall demonstrate its project team experience by presenting the qualifications and capabilities of each Design-Build Team member firm, for projects completed within the last five (5) years, including projects that may be at least fifty percent (50%) complete prior to the required submittal date of this Request Design-Build Services (RDBS) Step 1 solicitation, that demonstrate related minimum project experience as indicated below:

(1) Lead Constructors:

Lead Constructor is preferred to have completed three (3) projects in the last ten (10) years of similar scope, construction value and delivery schedule.

(2) Lead Designers and Sub-consultants:

Lead A/E and A/E Sub-consultants are preferred to have completed three (3) projects in the last ten (10) years of similar scope, construction value and delivery schedule as

described in the scope of services denoted above and must have a minimum of two (2) active Florida State registered licensed professional Architects and/or Engineers assigned to the project at time of award and throughout the duration of the project.

Design-Build Team Key Personnel Experience and Qualifications

A) Minimum position experience of Design-Build team Key Personnel are as follows:

Minimum five (5) years of experience and/or three (3) projects for similar construction scope, value and delivery schedule in a similarly responsible position for each of the following Key Personnel is preferred:

The expertise must be met by a qualified individual(s) of the Prime firm and its subconsultants. The experience must be demonstrated by direct or substantial involvement of the individual(s) in a supervisory capacity at the Project Manager level or above. The determination of the individual's qualifications and compliance with the experience and qualifications shall be at the sole discretion of the County. The Competitive Selection Committee may negatively evaluate proposals from firms they determine have failed to fully meet the above experience and qualification(s).

The firms providing these services must be certified in the following technical categories and the respective percentages of the disciplines as indicated below:

A/E TECHNICAL CERTIFICATION REQUIREMENTS FOR THE A/E DESIGN TEAM

<u>TYPE</u>	<u>CODE</u>	<u>DESCRIPTION</u>
Lead A/E	5.02	PORT AND WATERWAY SYSTEMS - ARCHITECTURAL DESIGN
Lead A/E	5.03	PORT AND WATERWAY SYSTEMS - CRUISE TERMINAL DESIGN
Lead A/E	18.00	ARCHITECTURAL CONSTRUCTION MANAGEMENT
Lead A/E	22.00	ADA TITLE II CONSULTANT
Other	1.04	TRANSPORTATION PLANNING - PORT AND WATERWAY SYSTEMS PLANNING
Other	5.04	PORT AND WATERWAY SYSTEMS - CRUISE TERMINAL EQUIPMENT DESIGN
Other	9.02	SOILS, FOUNDATIONS AND MATERIAL TESTING – GEOTECHNICAL AND MATERIALS ENGINEERING SERVICES
Other	11.00	GENERAL STRUCTURAL ENGINEERING
Other	12.00	GENERAL MECHANICAL ENGINEERING
Other	13.00	GENERAL ELECTRICAL ENGINEERING
Other	14.00	ARCHITECTURE
Other	15.01	SURVEYING AND MAPPING – LAND SURVEYING

Other	16.00	GENERAL CIVIL ENGINEERING
Other	17.00	ENGINEERING CONSTRUCTION MANAGEMENT
Other	20.00	LANDSCAPE ARCHITECTURE

CONTRACT MEASURE REQUIREMENTS

The Miami-Dade Small Business Enterprise (SBE) and Community Workforce Program (CWP) goals are as follows:

- a) 14.00% SBE-A/E goal (Design portion only) refer to Exhibit "A" – CBE Implementing Order 3-32
- b) 8.92% SBE-Construction goal (Construction portion only) refer to Exhibit "B" – CSBE Implementing Order 3-22
- c) 6.00% SBE-G&S goal (Goods & Services portion only) refer to Exhibit "K" - Implementing Order 3-41
- d) 10.00% CWP goal – Please refer to the following link for CWP legislation:
<http://www.miamidade.gov/govaction/matter.asp?matter=032581&file=true&yearFolder=Y2003>

Proposed participating SBE firms must have a valid Miami-Dade County SBE certification by the Step 1 Submittal Deadline of this solicitation. If selected, participating SBE firms must have a valid SBE certification at the time of award of the contract and throughout the contract term.

A copy of the Request for Design-Build Services (RDBS), forms, and accompanying participation provisions (as applicable) may be obtained at the Internal Services Department's Architectural & Engineering Unit located at 111 NW 1st Street, 13th Floor, Miami, FL 33128. The phone and fax numbers, respectively, for the unit are (305) 375-2307 and (305) 375-4407. A solicitation notification will be forwarded electronically to all consultants who are pre-qualified with Miami-Dade County and have included an e-mail address in their vendor registration form. It will also be e-mailed to those who have vendor enrolled on-line. The RDBS and accompanying documents may be obtained on line at <http://www.miamidade.gov/procurement/solicitations.asp>, at the following link "Current Solicitations."

A pre-submittal project briefing for interested firms will be held on December 2, 2015, at 9:30 A.M. in Conference Room 18-3, 18th Floor of the Stephen P. Clark Center, located at 111 NW 1st Street, Miami, Florida. While attendance **IS NOT** mandatory, interested parties **ARE ENCOURAGED** to attend.

Deadline for submission of proposals is December 21, 2015 at 3:30 P.M., LOCAL TIME, all sealed envelopes and containers must be received at Miami-Dade County, Clerk of the Board of County Commissioners, 111 NW 1st Street, 17th Floor, Suite 202, Miami, Florida 33128-1983. BE ADVISED THAT ANY AND ALL SEALED PROPOSAL ENVELOPES OR CONTAINERS RECEIVED AFTER THE ABOVE SPECIFIED RESPONSE DEADLINE MAY NOT BE CONSIDERED.

The Consultant Coordinator for this project is Ms. Gyselle Pino, who may be contacted via e-mail at gmf@miamidade.gov, phone (305) 347-5506.

This solicitation is subject to Miami-Dade County's Cone of Silence pursuant to Section 2-11.1(t) of the Miami-Dade County Code, as amended. Please review Miami-Dade County Administrative Order 3-27 for a complete and thorough description of the Cone of Silence.