

**MIAMI-DADE COUNTY, FLORIDA
REQUEST FOR DESIGN-BUILD SERVICES (RDBS)
PORTMIAMI
DESIGN-BUILD SERVICES FOR CRUISE TERMINAL B PROGRAM
ISD PROJECT NO. DB17-SEA-01**

The County Mayor, Miami-Dade County, pursuant to Chapter [287.055](#) of Florida Statutes, and Sections [2-8.1](#) and [2-10.4](#), Implementing Order [3-34](#) and Administrative Order [3-39](#) of the Miami-Dade County Code, announces that PortMiami will require design-build services for a new Cruise Terminal B program.

Prime and sub-consultants selected for Professional Services Agreements under Internal Services Department (ISD) Project No. E11-SEA-03, Program Management Consultant, ISD Project No. E15-SEA-02, Program Management Consultant Services, and ISD Project No. E14-SEA-01R, Financial Management Consulting and Bond Engineering Services, shall not be considered for award of a Design-Build Agreement under ISD Project No. DB17-SEA-01.

The Design Criteria Professional, for ISD Project No. DB17-SEA-01, is CH2M Hill, Inc., under ISD Project Number A12-SEA-01 – Architecture and Engineering Services for PortMiami Cruise Terminals. CH2M Hill, Inc. and its sub-consultants (BC Architects AIA, Inc., CDM Smith Inc., Automated Port Solutions, Inc., Robayna and Associates, Inc., and RIB U.S. Cost) are not eligible to render design-build services for ISD Project No. DB17-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 Design-Builder shall provide professional services, which include Port and Waterway Systems Architectural and Engineering, Planning, Design, Construction and Post Design Services. These services are required to support port operations that are evolving as the industry advances.

The project may include upgrades or development of all or some of the following components: Provisioning Operations; Horizontal and Vertical Circulation Systems; Connection of Passenger Boarding Bridges (PBBs); Site Development; Wharf Access and Waterside Improvements; Intermodal Areas; Ancillary Roadways; Baggage Handling Facilities, Parking Facilities; Restrooms; Canopies; Wayfinding; Life Safety; ADA Accessibilities; Landscaping and Irrigation; Operational and Security Enhancements, including checkpoints and screening areas; 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 project and construction management, all necessary site investigations, including survey and geotechnical investigations; studies; modeling; architectural and engineering designs; including analysis of ‘sustainable systems’ and possible LEED certification; fire protection; interior design; civil and utilities design, drainage, lighting, structural engineering; mechanical, electrical and plumbing (MEP) engineering; geotechnical engineering, Information Technology (IT); paging; Audio/Visual (AV) design; building management systems; cost estimates; schedules; possible baggage conveyor systems, PBBs and support infrastructure; Art in Public Places; value engineering coordination; construction documents; environmental and building permitting; threshold inspections; construction, construction administration; preparation and approval 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 (CBP) Cruise Terminal Design Standards, and Miami-Dade 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 experienced 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 are not limited to, the erection of a multi-story structure, glass curtain wall system, concrete floor slabs, roofing assembly, framing, vertical and horizontal circulation core systems [i.e., elevators, escalators (vertical and horizontal) and stairs], interior partitions, drywall and finishing, various ceiling finishes, painting, heating, ventilation and air conditioning systems, IT systems and conduits with fiber optic cables, security systems with components, (i.e., Closed Circuit Television, access control), 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 fire alarm system. For further details, please see "Departmental Input Construction Contract/Project Measure Analysis and Recommendation" (attached).

The project is located east of existing Cruise Terminal B/C and the surrounding site at PortMiami. Existing Cruise Terminal B/C shall be known as Cruise Terminal C. All scope of work shall 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 modern and efficient Cruise Terminal Complex consisting of the following three (3) components:

Component 1 may include, but is not limited to the new construction of a multi-story new Cruise Terminal B Complex, which shall contain the following: Potential curb-side baggage check-in and security screening, entrance lobby with security zone(s), Embarkation hall/check-in counters, VIP, Wedding, and Special Group areas, PBB sterile concourse(s) that may connect to the existing concourse at Cruise Terminal B/C. A Debarkation/baggage claim hall, CBP Primary and Secondary Inspection areas and support office spaces shall be provided. General office areas (i.e., cruise line, security, etc.) with support spaces and storage shall be provided as required. Vertical/horizontal circulation (i.e., elevators, stairs, escalators, baggage conveyors, etc.) shall be provided. Restrooms, storage and janitorial rooms, security control, Telecommunications/AV/Wi-Fi/IT, access control, and a Terminal Wide Zoned Paging System shall be included along with all ancillary scope to support these systems. Mechanical (HVAC)/Electrical Rooms and other ancillary spaces (i.e. backup generator room), waterside security screening for employees/crew access, exterior canopies and/or shade structures, drainage, landscaping with irrigation, along with Wayfinding and signage are critical for the complex functions.

The cruise terminal scope may include, but is not limited to a multi-story new parking structure for buses, taxis, transportation network companies, over-sized/height and personal occupied vehicles, drop-off/pick-up area and circulation adjacent and over the terminal structure. The parking structure will be integrated into the overall design of the facility for safety/security, operations, passenger convenience, and comfort. Vertical circulation and baggage conveyor system(s) may be required to move the anticipated increase in passenger and baggage volumes from the parking structure to the new terminal for security screening for debarkation. Approximately 900 parking spaces for cruise passengers shall be housed in the parking structure with a parking fee collection system.

Component 2 may include, but is not limited to site improvements of utility pads to accommodate electrical service/transformers, backup generators and trash bins/recycling area(s). Utility service connection points for electrical power, data and communications, site drainage, potable water, fire

suppression, water and sewer as required are part of this scope. A secured vessel provisioning area near/on the waterside, a Commercial Vehicle Inspection Station, waterside employee security screening check-point(s) along with required access circulation roads/parking shall connect to the main Port circulation roadway system. Wayfinding signage, pavement marking/roadway signage, IT/AV, perimeter security fencing, site lighting and landscaping with irrigation are to be included. Roadways, parking lots, drainage and utilities are also part of this scope.

Component 3 may include, but is not limited to waterside improvements for vessel services, potable/fire suppression water, communication/IT connections, bulkhead fenders and attachments, mooring/storm bollards, including the performance of a mooring/berthing analysis, PBB runways and/or support pads, storm tie-downs and storm water drainage.

Substantial Completion is on or before August 10, 2019. At a minimum, a Temporary Certificate of Occupancy (TCO) must be issued by this date, allowing full and continuous access and utilization of the New Cruise Terminal B Program, including receipt of the Vessel, and will only be acceptable where the Design-Builder absorbs all additional cost for any mandated conditions including, but not limited to, fire watches.

Liquidated Damages (LD) will be assessed based on the below two (2) milestones.

Milestone No. 1 – If the Design-Builder does not achieve Substantial Completion by the established Substantial Completion Contract Date, LDs will be assessed in the amount of \$15,000.00, per calendar day, which will be paid to the County by the Design-Builder.

Milestone No. 2 – If the Design-Builder has still not achieved Substantial Completion by October 15, 2019, an additional LD, in the amount of \$1,000,000.00, will be assessed, which will be paid to the County by the Design-Builder. For every additional week (7 calendar days) of delay to achieve Substantial Completion, LDs will be assessed in the amount of \$50,000.00, per week, which will be paid to the County by the Design-Builder. LDs will be cumulative.

Final Completion and Project Closeout are on or before November 8, 2019. The project must be turned over to Seaport Department. 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 prior to or subsequent to Substantial Completion.

The estimated total design-build cost is one hundred thirty-five million dollars (\$135,000,000), which includes the following:

\$99,352,681.81	Estimated Construction Cost
4,967,634.09	Construction Contingency Allowance
2,727,272.73	Dedicated Allowance for CBP Expanded Scope – Const.
10,704,758.86	Dedicated Allowance for Stakeholder Expanded Scope – Const.
9,935,268.18	Estimated Architecture and Engineering Services Cost
993,526.82	Architect and Engineer Contingency Allowance
272,727.27	Dedicated Allowance for CBP Expanded Scope – A/E
1,070,475.89	Dedicated Allowance for Stakeholder Expanded Scope – A/E
1,995,073.89	Dedicated Allowance for Art in Public Places
2,980,580.46	Dedicated Allowance for Permit Fees
\$135,000,000.00	Total

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 Team shall demonstrate its project team experience by presenting the qualifications and capabilities of each Design-Build Team.

a) Project Experience and Past Performance:

The Design-Builder Teams may receive higher qualifications scores from the Competitive Selection Committee (CSC) if their submitted project experience and past performance can demonstrate any of the following listed below:

- 1) Listed projects are of a similar construction scope and level of complexity.
- 2) Listed projects of the proposed Design-Builder Team were designed and constructed through Design-Build project delivery.
- 3) The Lead Constructor and Lead Designer have worked together on previous projects, especially on Design-Build projects and can provide the following qualifications:

Lead Constructors:

Lead Constructor is preferred to have completed one (1) project in the last ten (10) years of similar scope, construction value and delivery schedule.

Lead Designers and Sub-consultants:

Lead A/E and A/E Sub-consultants are preferred to have completed one (1) project 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;

Minimum five (5) years of experience and/or completed one (1) project for similar construction scope, value and delivery schedule in a similarly responsible position for each of the Key Personnel is preferred.

- 4) Key personnel, such as the proposed Project Manager, Design Manager and Construction Manager, must have served on the Projects listed, and their client references must be able to validate such performance.

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 meet the above experience and qualification(s).

TECHNICAL CERTIFICATION REQUIREMENTS

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 DESIGN (Lead A/E)**
- 22.00 ADA TITLE II CONSULTANT (Lead A/E)**
- 5.04 PORT AND WATERWAY SYSTEMS - CRUISE TERMINAL EQUIPMENT DESIGN
- 5.08 PORT AND WATERWAY SYSTEMS – MARINE ENGINEERING DESIGN
- 5.10 PORT AND WATERWAY SYSTEMS – TRANSPORTATION SYSTEMS DESIGN
- 8.00 TELECOMMUNICATIONS
- 9.02 SOILS, FOUNDATIONS AND MATERIAL TESTING – GEOTECHNICAL AND MATERIALS ENGINEERING SERVICES
- 9.03 SOILS, FOUNDATIONS AND MATERIAL TESTING – CONCRETE AND ASPHALT TESTING SERVICES
- 9.04 SOILS, FOUNDATIONS AND MATERIAL TESTING – NON-DESTRUCTIVE TESTING AND INSPECTIONS
- 10.01 ENVIRONMENTAL ENGINEERING – STORMWATER DRAINAGE DESIGN ENGINEERING SERVICES
- 11.00 GENERAL STRUCTURAL ENGINEERING
- 12.00 GENERAL MECHANICAL ENGINEERING
- 13.00 GENERAL ELECTRICAL ENGINEERING
- 14.00 ARCHITECTURE
- 15.01 SURVEYING AND MAPPING - LAND SURVEYING
- 15.03 SURVEYING AND MAPPING - UNDERGROUND UTILITY LOCATION
- 16.00 GENERAL CIVIL ENGINEERING
- 17.00 ENGINEERING CONSTRUCTION MANAGEMENT
- 20.00 LANDSCAPE ARCHITECTURE

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 number for the unit is (305) 375-2307. The RDBS and accompanying documents may be obtained on line at www.periscopeholdings.com/bidsync.

The Consultant Coordinator for this project is Julie Whiteside, who may be contacted via e-mail at Julie.Whiteside@miamidade.gov, or phone: (305) 375-1559.

CONTRACT MEASURE REQUIREMENTS

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

- a) SBE-A/E Goal – 18%
- b) SBE-Construction – 8.91%
- c) SBE-Good & Services – 3%
- d) CWP – 10%

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.

The Step 1 Pre-Submittal Project Briefing for interested firms will be held on June 23, 2017, at 2:00 P.M. in the CITT Conference Room, 10th 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 July 10, 2017 at 6:00 P.M., Local Time.

THIS RDBS IS BEING SOLICITED ELECTRONICALLY THROUGH BIDSYNCH. INTERESTED FIRMS MUST SUBMIT THEIR PROPOSAL ELECTRONICALLY THROUGH BIDSYNCH. Electronic bids are to be submitted through a secure mailbox at BidSync (www.bidsync.com) until the date and time as indicated in this Solicitation document. It is the sole responsibility of the Proposer to ensure their proposal reaches BidSync before the Solicitation closing date and time. There is no cost to the Proposer to submit a proposal in response to a Miami-Dade County solicitation via BidSync. Electronic proposal submissions require the uploading of electronic attachments. The submission of attachments containing embedded documents or proprietary file extensions is prohibited. All proposals received and time stamped through the County's third party partner, BidSync, prior to the proposal submittal deadline shall be accepted as timely submitted. The circumstances surrounding all proposals received and time stamped after the proposal submittal deadline will be evaluated by the procuring department in consultation with the County Attorney's Office to determine whether the proposal will be accepted as timely. Proposals will be opened promptly at the time and date specified. The responsibility for submitting a proposal on or before the stated time and date is solely and strictly the responsibility of the Proposer. The County will in no way be responsible for delays caused by technical difficulty or caused by any other occurrence. All expenses involved with the preparation and submission of proposals to the County, or any work performed in connection therewith, shall be borne by the Proposer(s). For information concerning technical specifications please utilize the question/ answer feature provided by BidSync at <https://www.periscopeholdings.com/bidsync/> within the solicitation. BidSync Customer Service 1-800-990-9339.

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.