

Memorandum



Date: July 21, 2023

To: Gary Hartfield, Division Director
Small Business Development

From: Hydi Webb, Director *Hydi Webb*
PortMiami

Subject: Recommendation for Design-Build Services for the New Cruise Terminal G Program,
Contract No. DB23SP01, Project No. 2022-010

Your assistance in reviewing this request and forwarding the attached recommendation to the Division of Small Business Development (SBD) for consideration is respectfully requested. It is recommended that SBD review the attached request for Small Business Enterprise (SBE) measures for Architectural and Engineering (A/E), Construction, Goods, Services, and the Community Workforce Program, in order to proceed with the advertisement and subsequent consultant selection for the above mentioned project.

Design-Build Services for the New Cruise Terminal G Program: PortMiami is planning additional capacity by the development of a New Cruise Terminal G complex to accommodate Royal Caribbean International and Celebrity Cruises and their fleet of vessels. In order to meet the additional passenger volumes - baggage screening, passenger drop off and pick up areas, parking and roadway traffic, and provisioning may be expanded and/or improved to provide for a state-of-the-art Cruise Terminal and Parking Garage complex. In addition, a portion of the existing roadway system will be reconfigured to facilitate the increase in passenger traffic.

The scope of services includes 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 from all or some of the following components: Provisional Operations; Horizontal and Vertical Circulation Systems; Connection of Passenger Boarding Bridges (PBBs) or Jetways; Site Development; Wharf Access and Improvements; Intermodal Areas; Ancillary Roadways; Modifications and Reconfiguration of Existing Roadways; New Parking Facilities; Overhead Connecting Vehicular and Pedestrian Bridge; Restrooms; Canopies; Wayfinding; Life Safety; ADA Accessibilities; Landscaping and Irrigation; Operational and Security Enhancements, including checkpoints and screening areas; Security and Access Control; Audio/Visual Systems; Furniture, Fixtures and Equipment (FFE); and all related infrastructure, building, and structure work ancillary to the basic work scope. The approximate duration of the proposed Design-Build contract is 852 calendar days.

The selected Design-Build Team shall provide all the necessary investigations; surveys; site investigations; studies; modeling; architectural and engineering designs; including analysis of 'sustainable systems' and LEED certification (potentially Gold); fire protection; interior design; civil design; structural engineering; mechanical, electrical, and plumbing (MEP) engineering; specialty lighting; information technology (IT); paging; audio/visual (AV) design; building management systems; cost estimates; schedules; baggage conveyor systems - PBBs / Jetways; Art in Public Places; value engineering coordination; construction documents; environmental and building permitting; inspections; demolition; 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 (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 an 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, demolition of existing Cruise Terminal G, PortMiami Administration Building, surrounding structures and surrounding roadways and sites to accommodate the erection of multi-storied Cruise Terminal and Parking Garage with an Office shell space component above the new Garage, glass curtain wall system, concrete floor slabs, roofing assembly, framing, vertical and horizontal circulation core systems (ex., elevators, escalators (vertical and horizontal) and stairs), interior partitions, drywall and finishing, various ceiling finishes, painting, HVAC systems, main and standby power systems, IT connectivity, communications and networking systems for both tenant and multi-vessel and conduits with fiber optic cables, CAT 6 cabling, security systems with its sub components, (ex., 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, possible vehicular and pedestrian bridge connection from existing Parking Garage G to the new Parking Garage, relocation of existing underground utilities, relocation and modification of existing systems required by Terminal F which currently are located and fed through the existing and proposed Terminal G, modifications to existing Parking Garage G, reconfiguration of the existing roadway system, roadway lighting, curbs, drainage, striping, bollards, landscaping with irrigation system, plumbing systems, electrical/electronic systems, specialty lighting systems, fire protection, fire alarm system, interior/exterior signage, and wayfinding.

The project is located west of existing Cruise Terminal F at PortMiami. 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 cruise terminal complex consisting of the following four (4) areas:

Area 1 may include but is not limited to complete modification and relocation of shared systems and utilities between existing Cruise Terminal G and existing Cruise Terminal F prior to the demolition of existing Cruise Terminal G; demolition of the existing Cruise Terminal G structure including all foundation systems, mechanical, electrical, plumbing, fire protection, and fire alarm systems; demolition of existing Parking Garage G connecting pedestrian bridge; relocation of existing underground utilities; new construction of a multi-story new cruise terminal, which shall include the following: ground floor main entrance, second floor passenger security screening zone(s) with queuing area, VIP screening and waiting area, check-in counters with queuing area, passenger waiting areas, and Passenger Boarding Bridge (PBB) / Jetway sterile concourse(s). A biometric/facial screening area, debarkation lobby, baggage claim hall, CBP primary and secondary inspection areas and support office spaces. General office areas (ex., cruise line, security, etc.) with support spaces and storage shall be provided as required. Vertical/horizontal circulation (ex., elevators, stairs, escalators, baggage conveyors, etc.) shall be provided. Restrooms, storage rooms, janitorial rooms, security access and CCTV, Telecommunications/AV/IT access control, and a terminal wide paging system shall be included. Mechanical (HVAC)/Electrical and Local Area Network (LAN) Rooms and other ancillary spaces (ex., backup generator room and UPS), 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, electrical service/transformers, backup generators and trash bins/recycling area(s). A secured vessel provisioning area near/on the waterside, ancillary support offices and spaces, a commercial vehicle inspection station, waterside employee security screening checkpoint(s) along with required access circulation roads/parking shall connect to the main Port circulation roadway system. Pedestrian plaza connecting the new Cruise Terminal with the new Parking Garage including new landscape, planters, irrigation system, hardscape, furniture, exterior canopies, and/or shade structures, drainage, etc.

Area 2 may include but is not limited to the relocation of existing underground utilities, demolition of the existing PortMiami Administration Building including all foundation systems, mechanical, electrical,

plumbing, fire protection, and fire alarm systems, surrounding structures and site(s), demolition of portion of Parking Garage G to accommodate new vehicular and pedestrian connection bridge, new construction of a multi-story Parking Garage, integrated Ground Transportation Area (GTA), vertical circulation (ex., elevators and stairs shall be provided). Security access and CCTV, Telecommunications/AV/IT access control, and a complex wide paging system shall be included. Electrical and Local Area Network (LAN) rooms and other ancillary spaces (ex., backup generator room, storage, and UPS), drainage, striping, landscaping with irrigation, integrated parking system, along with wayfinding and signage critical to the functions of the Parking Garage. New vehicular and passenger bridge connecting existing Parking Garage G to the new Parking Garage. Demolition of existing chiller plant located to the east of existing Parking Garage G, including all existing infrastructure, support systems, concrete pads, cabling/piping, etc.

Area 3 may include, but is not limited to, site improvements, utility service connection points for electrical power, data, site drainage, potable water, fire suppression, water and sewer as required are part of this scope. Demolition, reconfiguration, and modification of portions of the existing roadway system along with construction of new roadways with wayfinding signage, pavement marking/roadway signage, perimeter security fencing, site lighting, and landscaping with irrigation are to be included.

Area 4 may include, but is not limited to, the construction of a multi-story office shell space above the new parking garage which shall include the following: dedicated Port staff and tenant entrance, vertical circulation (ex., elevators, stairs, etc.), mechanical (HVAC), electrical, plumbing, fire alarm/fire protection, telecommunications/AV/IT access control, CCTV, and ancillary spaces to comply with the applicable Code(s) for typical shell office space conditions and requirements, etc.

Firms providing A/E services must be certified in the following technical categories and the anticipated percentages of the disciplines are as indicated below:

A/E Technical Certification Categories required:

TC No.	Type	Description	Percentage
5.02	Lead A/E	Port and Waterway Systems - Architectural Design	38.00%
5.03	Lead A/E	Port and Waterway Systems - Cruise Terminal Design	24.00%
18.00	Lead A/E	Architectural Construction Management	13.00%
22.00	Lead A/E	ADA Title II Consultant	1.00%
5.04	Other	Port and Waterway Systems - Cruise Terminal Equipment Design	1.00%
	SBE-A/E		
5.10	Other	Port and Waterway Systems - Transportation Systems Design	1.00%
	SBE-A/E		
8.00	Other	Telecommunication Systems	1.00%
	SBE-A/E		
9.02	Other	Soils, Foundations and Materials Testing - Geotechnical and Materials Engineering Services	0.50%
	SBE-A/E		
9.03	Other	Soils, Foundations and Materials Testing - Concrete and Asphalt Testing Services	0.50%
	SBE-A/E		
9.04	Other	Soils, Foundations and Materials Testing - Non-Destructive Testing and Inspections	0.50%
	SBE-A/E		

TC No.	Type	Description	Percentage
10.01	Other	Environmental Engineering - Stormwater Drainage Design Engineering Services	0.50%
	SBE-A/E		
11.00	Other	General Structural Engineering	3.00%
	SBE-A/E		
12.00	Other	General Mechanical Engineering	1.00%
	SBE-A/E		
13.00	Other	General Electrical Engineering	1.00%
	SBE-A/E		
14.00	Other	Architecture	1.00%
	SBE-A/E		
15.01	Other	Surveying and Mapping - Land Surveying	0.50%
	SBE-A/E		
15.03	Other	Surveying and Mapping - Underground Utility Location	0.50%
	SBE-A/E		
16.00	Other	General Civil Engineering	2.00%
	SBE-A/E		
17.00	Other	Engineering Construction Management	3.00%
	SBE-A/E		
20.00	Other	Landscape Architecture	1.00%
	SBE-A/E		
N/A	Other	Construction Cost Estimating	2.00%
	SBE-G&S		
N/A	Other	Specialty Lighting Consultant	2.00%
	SBE-G&S		
N/A	Other	General Administration	2.00%
	SBE-G&S		

Minimum Experience and Qualification Requirements for the Design-Build Team

1. 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.
2. Lead Constructor is preferred to have completed three (3) projects in the last ten (10) years of similar scope, construction value, and delivery schedule.

Construction Contractor Key Personnel Experience and Qualifications

3. Minimum position experience of Design-Build team Key Personnel are as follows:

Minimum ten (10) 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:

- a. Lead Construction Manager
- b. Assistant Lead Construction Manager

Lead Constructor shall submit at the time of the proposal submittal deadline, the name of the Lead Construction Manager who meets the preferred experience described in No. 3 above, and the name of the Assistant Lead Construction Manager, with equal qualifications, in the event the Lead Construction Manager leaves the firm.

In addition, the Prime Consultants and their sub-consultants selected for award of this solicitation will not be considered for any design-build projects, as part of a team, for which design criteria specifications are developed for PortMiami under this Agreement.

Participation Restrictions

Prime Consultants and their sub-consultants selected for PSAs under ISD Project No. A18-SEA-01 (B) - Architectural and Engineering Services for PortMiami Cruise Terminals and Ropax Facilities, Bermello, Ajamil & Partners, Inc., Bliss & Nyitray, Inc., Miller Legg, Energy Cost Solutions Group LLC., Fraga Engineers, LLC., GCES Engineering Services, LLC., Hammond & Associates, Inc., The Bosch Group, SLS Consulting, Inc., BNP Associates, Inc. PSAs under ISD Project No. E18-SEA-06 - Management Financial Consulting and Bond Engineering Services, Arcadis U.S. Inc., John C. Martin Associates, LLC, Raftelis Financial Consultants, Inc., Marlin Engineering, Inc. ISD Project. A21-SEA-01 (A) - Port Representation Services – Architectural, AECOM Technical Services, Inc., 300 Engineering Group, LLC, HBC Engineering Company, Manuel G. Vera & Associates, Inc., Nova Consulting, Inc., Nova Engineering and Environmental, LLC, Program Controls, Inc., Torx Builders, LLC. ISD Project. A21-SEA-01 (B) - Port Representation Services – Architectural, Gurri Matute, P.A., Burns & McDonnell Engineering Company, Inc., Caltran Engineering Group, Inc., Eastern Engineering Group Company, Gartek Engineering Corporation, GHD Services Inc., Hill International, Inc., Manuel G. Vera & Associates, Inc., Raymond Engineering-Georgia, Inc., Terracon Consultants, Inc., WSP USA Inc. ISD Project No. E21-SEA-01 (A) - Port Representation Services – Engineering, Nova Consulting, Inc., Assurance Consulting Engineers, LLC., BND Engineers, Inc., Callaway Marine Technologies, Inc., E.R. Brownell & Associates, Inc., Gurri Matute, P.A., Paul Bridges & Associates, LLC, Professional Service Industries, Inc., WSP USA, Inc. ISD Project No. E21-SEA-01 (B) - Port Representation Services – Engineering, Tetra Tech, Inc., BC Architect AIA, Inc., Morgan & Eklund, Inc., HBC Engineering Company, NV5, Inc., Paul Bridges & Associates, LLC, Program Controls, Inc., W.F. Baird & Associates LTD Incorporated are precluded from rendering services for this project.

It is recommended that the SBE goal recommendations are 18.00% for architectural and engineering; 8.92% for SBE-Construction; 1.00% for SBE-Goods; 1.00% for SBE-Services; and the goal recommendation is 10.00% for the Community Workforce Program (CWP). Should you have any questions, please feel free to contact Mr. Frank Ramirez, Chief, Contracts, Procurement and Materials Management at (305) 347-5508.