

Memorandum



Date: September 17, 2015

To: Tara C. Smith, Director
Internal Services Department

From: Juan Kuryla, Director
PortMiami

Subject: Recommendation for Design-Build Services for Cruise Terminal F Upgrades, Contract No. DB15-SEA-01, Project No. 2015-055

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, and Goods and Services, in order to proceed with the advertisement and subsequent consultant selection for the above mentioned project.

The approximate duration of the proposed Design-Build contract is 620 calendar days and the maximum compensation for the Design-Build contract is for **\$28 million dollars**, which includes the following:

\$20,616,279.50	estimated construction cost
\$ 2,061,627.95	estimated architecture and engineering services cost
\$ 2,061,627.95	construction contingency (10%)
\$ 206,162.79	architect and engineer contingency (10%)
\$ 374,185.47	art in public places (1.5%)
\$ 2,061,627.95	dedicated allowance account for utility adjustments
\$ 618,488.39	dedicated allowance account for permit fees (3%)
\$28,000,000.00	Total

Design-Build Services for Cruise Terminal F Upgrades - PortMiami is planning additional capacity to Cruise Terminal F to accommodate a range of new 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 improved to provide for a state of the art Cruise Terminal.

The scope of services includes Port and Waterway Systems Architectural and Engineering, Planning, Design, Construction and Post Design Services. These services are required to provide state of the art facilities 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 (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. For further details, please see Departmental Input Construction Contract/Project Measure Analysis and Recommendation (attached).

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.

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.	Description	Percentage	Amount
5.02	Port and Waterway Systems – Architectural Design (Lead A/E)	34%	\$771,048.85
5.03	Port and Waterway Systems - Cruise Terminal Design (Lead A/E)	34%	\$771,048.86
18.00	Architectural Construction Management (Lead A/E)	14%	\$317,490.71
22.00	ADA Title II Consultant (Lead A/E)	1%	\$22,677.91
1.04	Transportation Planning – Port and Waterway Systems Planning	3%	\$68,033.72

TC No.	Description	Percentage	Amount
5.04	Port and Waterway Systems - Cruise Terminal Equipment Design	1%	\$22,677.91
9.02	Soils, Foundations and Materials Testing - Geotechnical and Materials Engineering Services	1%	\$22,677.91
11.00	General Structural Engineering	2%	\$45,355.81
12.00	General Mechanical Engineering	2%	\$45,355.81
13.00	General Electrical Engineering	2%	\$45,355.81
14.00	Architecture	1%	\$22,677.91
15.01	Surveying and Mapping - Land Surveying	1%	\$22,677.91
16.00	General Civil Engineering	2%	\$45,355.81
17.00	Engineering Construction Management	1%	\$22,677.91
20.00	Landscape Architecture	1%	\$22,677.91
Total Estimated Professional Fees		100%	\$2,267,790.75

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 five (5) years 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

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.

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,

Tara C. Smith
Director
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will not be considered for award of a Design-Build Agreement under ISD Project No. DB15-SEA-01.

The Design Criteria Professional, Bermello, Ajamil & Partners, Inc. and their sub-consultants, under ISD's Project Number EDP-SP-2015-025 – Cruise Terminal Expansion, are 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 sub-consultant 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 sub-consultant's or member's prior involvement in the project.

The SBE goal recommendations are 14% for architectural and engineering, 8.92% for construction, and 6% for goods and services. Should you have any questions, please feel free to contact Ms. Elizabeth Ogden, R.A., LEED AP, Assistant Director of Capital Development at (305) 347-5521.

Attachments

DEPARTMENTAL INPUT
**CONTRACT/PROJECT MEASURE ANALYSIS AND
 RECOMMENDATION**

Contract/Project Title Cruise Terminal F Upgrades
 Contract/Project No. DB15-SEA-01 / 2015-055
 Description See attached Scope of Work
 Department Seaport Contact Elizabeth Ogden Phone (305) 347-5521
 Estimated Cost 1 Agreement for \$28,000,000.00 Funding Source Seaport Bonds

ANALYSIS

Commodity/Service No. _____ SIC _____

Trade/Commodity/Service Opportunities

Contract/Project History of Previous Purchases for Previous Three (3) years

Check Here if this is a New Contract/Purchase with Previous History

	<u>Existing</u>	<u>2nd Year</u>	<u>1st Year</u>
Contractor _____	_____	_____	_____
Ethnicity/Race _____	_____	_____	_____
Gender _____	_____	_____	_____
Contract Value _____	_____	_____	_____
Comments _____	_____	_____	_____

RECOMMENDATIONS

<u>SBE-A&E GOAL</u>	<u>BID PREFERENCE</u>	<u>NO MEASURE</u>
<u>14.00%</u>	<u>N/A</u>	_____

Analysis for Goal Recommendation

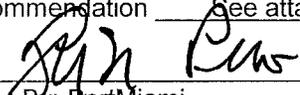
<u>Sub-Trade</u>	<u>Est. Cost</u>	<u>% of Item to Base Bid</u>	<u>Availability</u>
<u>5.02 Port & Waterway Systems – Architectural Design (Lead A/E)</u>	<u>\$ 771,048.85</u>	<u>34%</u>	_____
<u>5.03 Port & Waterway Systems – Cruise Terminal Design (Lead A/E)</u>	<u>\$ 771,048.86</u>	<u>34%</u>	_____
<u>18.00 Architectural Construction Management (Lead A/E)</u>	<u>\$ 317,490.71</u>	<u>14%</u>	_____
<u>22.00 ADA Title II Consultant (Lead A/E)</u>	<u>\$ 22,677.91</u>	<u>1%</u>	_____
<u>1.04 Transportation Planning – Port and Waterway Systems Planning</u>	<u>\$ 68,033.72</u>	<u>3%</u>	_____
<u>5.04 Cruise Terminal Equipment Design</u>	<u>\$ 22,677.91</u>	<u>1%</u>	<u>>3</u>
<u>9.02 Soils, Foundations and Materials Testing - Geotechnical and Materials Engineering Services</u>	<u>\$ 22,677.91</u>	<u>1%</u>	<u>>3</u>
<u>11.00 General Structural Engineering</u>	<u>\$ 45,355.81</u>	<u>2%</u>	<u>>3</u>
<u>12.00 General Mechanical Engineering</u>	<u>\$ 45,355.81</u>	<u>2%</u>	<u>>3</u>
<u>13.00 General Electrical Engineering</u>	<u>\$ 45,355.81</u>	<u>2%</u>	<u>>3</u>

RECOMMENDATIONS

Analysis for Goal Recommendation

<u>Sub-Trade</u>	<u>Est. Cost</u>	<u>% of Item to Base Bid</u>	<u>Availability</u>
14.00 Architecture	\$ 22,677.91	1%	>3
15.01 Surveying and Mapping – Land Surveying	\$ 22,677.91	1%	>3
16.00 General Civil Engineering	\$ 45,355.81	2%	>3
17.00 Engineering Construction Management	\$ 22,677.91	1%	>3
20.00 Landscape Architecture	\$ 22,677.91	1%	>3
Total	\$ \$2,267,790.75	100%	

Basis for Recommendation See attached


By: PortMiami

September 17, 2015

Date to SBA/DPM

DEPARTMENT INPUT
CONSTRUCTION CONTRACT/PROJECT MEASURE ANALYSIS AND RECOMMENDATION

Check applicable Ordinance(s): 90-143 Responsible Wage and Benefits 03-237 (formerly 03-1) Community Workforce Program

PROJECT INFORMATION See attachment

Contract/Project/*Work Order No.: 2015-055

*Reference corresponding project number when submitting a work order

Contract/Project Title: Cruise Terminal F Upgrades

Description/Scope of Work: See attached

Estimated Cost: \$28,000,000.00 **Funding Source:** Seaport Bonds

Location of Project (street address or beginning and ending points) i.e. 12345 NE 23rd Ct or Starts at 135 St. ends at 145 St.
PortMiami 1103 N. Cruise Blvd., Miami, FL 33132

PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CWP) See attachment

Engineer/Department or Agency's estimated required workforce for Project Work Order :

Trade/Skills Required	Est. # of workforce required per trade	Est. # of total days to complete job

Comments: _____

PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CSBE) See attachment

Sub-Trade	Est. Cost	% of Item to Base Bid	Availability

RECOMMENDATION

Set-Aside: Level 1 Level 2 Level 3 Trade Set-Aside Sub-Contractor Goal Workforce Goal No Measure

Basis for Recommendation: See attached

Date submitted to DBD: September 17, 2015

Contact Person: Gyselle Pino, Chief *[Signature]*

Telephone No.: 305-347-4833



Miami-Dade County Seaport Department

Project Analysis for Goal Recommendation (CWP)

Trade/Skills Required	Est. # of Workforce Required Per Trade	Est. # of days to Complete Job
-DIVISION 2 - EXISTING CONDITIONS	5	150
-DIVISION 3 - CONCRETE	11	360
-DIVISION 4 - MASONRY	5	90
-DIVISION 5 - METALS	5	360
-DIVISION 6 - WOOD, PLASTICS, AND COMPOSITES	2	30
-DIVISION 7 - THERMAL AND MOISTURE PROTECTION	5	210
-DIVISION 8 - OPENINGS	4	330
-DIVISION 9 - FINISHES	4	210
-DIVISION 10 - SPECIALTIES	3	30
-DIVISION 11 - EQUIPMENT	1	30
-DIVISION 12 - FURNISHINGS	3	30
-DIVISION 13 - SPECIAL CONSTRUCTION	9	360
-DIVISION 14 - CONVEYING EQUIPMENT	4	90
-DIVISION 21 - FIRE SUPPRESSION	5	90
-DIVISION 22 - PLUMBING	5	90
-DIVISION 23 - HVAC	4	120
-DIVISION 25 - INTEGRATED AUTOMATION	4	30
-DIVISION 26, 27 & 28 - ELECTRICAL, COMM, SAFETY	4	240
-DIVISION 31 - EARTHWORK	4	60
-DIVISION 32 - EXTERIOR IMPROVEMENTS	4	30
-DIVISION 33 - UTILITIES	4	90



Miami-Dade County Seaport Department

Project Analysis for Goal Recommendation (SBE-CON)

Trade/Skills Required	Estimated Cost	% of Item to Base Bid	SBE-Con Analysis	% of Item to Base Bid
-DIVISION 2 - EXISTING CONDITIONS	\$ 779,884.52	3.44%		
-DIVISION 3 - CONCRETE	\$ 4,255,829.43	18.77%		
-DIVISION 4 - MASONRY	\$ 626,172.36	2.76%	\$ 626,172.36	2.76%
-DIVISION 5 - METALS	\$ 1,529,565.67	6.74%		
-DIVISION 6 - WOOD, PLASTICS, AND COMPOSITES	\$ 82,266.89	0.36%	\$ 82,266.89	0.36%
-DIVISION 7 - THERMAL AND MOISTURE PROTECTION	\$ 1,065,926.66	4.70%		
-DIVISION 8 - OPENINGS	\$ 2,325,092.15	10.25%		
-DIVISION 9 - FINISHES	\$ 843,524.83	3.72%	\$ 245,373.31	1.08%
-DIVISION 10 - SPECIALTIES	\$ 214,914.22	0.95%		
-DIVISION 11 - EQUIPMENT	\$ 38,851.83	0.17%		
-DIVISION 12 - FURNISHINGS	\$ 113,088.86	0.50%		
-DIVISION 13 - SPECIAL CONSTRUCTION	\$ 2,731,228.69	12.04%		
-DIVISION 14 - CONVEYING EQUIPMENT	\$ 419,770.03	1.85%		
-DIVISION 21 - FIRE SUPPRESSION	\$ 412,218.19	1.82%		
-DIVISION 22 - PLUMBING	\$ 812,562.31	3.58%	\$ 812,562.31	3.58%
-DIVISION 23 - HVAC	\$ 1,059,640.15	4.67%		
-DIVISION 25 - INTEGRATED AUTOMATION	\$ 139,186.91	0.61%		
-DIVISION 26, 27 & 28 - ELECTRICAL, COMM, SAFETY	\$ 1,774,024.48	7.82%		
-DIVISION 31 - EARTHWORK	\$ 256,999.68	1.13%	\$ 256,999.68	1.13%
-DIVISION 32 - EXTERIOR IMPROVEMENTS	\$ 281,278.06	1.24%		
-DIVISION 33 - UTILITIES	\$ 486,105.75	2.14%		
General Requirements	\$ 1,214,887.90	5.36%		
LEED Allowance	\$ 1,214,887.90	5.36%		
Estimated Construction Cost (includes 10% contingency)	\$ 22,677,907.45	100.00%	\$ 2,023,374.55	8.92%



Miami-Dade County Seaport Department

Project Analysis for Goal Recommendation (SBE-G&S)

Sub-trade	Estimate Cost	% of Item to Base Bid
01. Project Photography	\$ 45,355.81	0.20%
02. Security / Fencing	\$ 45,355.81	0.20%
03. Construction Cleaning Services	\$ 68,033.72	0.30%
04. Shop Drawings	\$ 45,355.81	0.20%
05. Scheduling / Estimating	\$ 226,779.07	1.00%
06. Field Surveying	\$ 136,067.44	0.60%
07. Temporary Utilities / Portable Toilets	\$ 113,389.54	0.50%
08. LEED Consultant (General Contractor's Rep.)	\$ 226,779.07	1.00%
12. Rental Equipment / Scaffolding	\$ 340,168.61	1.50%
13. Trash / Storage Containers (20 ton.)	\$ 113,389.54	0.50%
Estimated Construction Cost (G&S)	\$ 1,360,674.42	6.00%
Estimated Construction Cost (Total)	\$ 22,677,907.45	100.00%