

Memorandum



Date:

To: Gary Hartfield, Division Director
Small Business Development

From: Juan Kuryla, Director *AKW For Hapti Webb*
PortMiami

Subject: Recommendation for Design-Build Services for New Cruise Terminal H Program, Contract No. DB18-SEA-01, Project No. 2019-001

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 725 calendar days and the maximum compensation for the Design-Build contract is for **\$150 million dollars**, which includes the following:

\$ 124,233,891.01	estimated construction cost
\$ 12,423,389.10	estimated architecture and engineering services cost
\$ 6,211,694.55	construction contingency (5%)
\$ 1,242,338.91	architect and engineer contingency (10%)
\$ 2,161,669.70	art in public places (1.5%)
\$ 3,727,016.73	dedicated allowance account for permit fees (3%)
\$150,000,000.00	Total

Design-Build Services for New Cruise Terminal H Program - PortMiami is planning additional capacity by the development of a New Cruise Terminal H to accommodate a new tenant and its fleet of new vessels, i.e. Virgin Voyages. 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. In addition, the existing waterway will be dredged, and the existing wharf and bulkhead shall be extended, including the addition of mooring dolphins in order to accommodate the new vessels.

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; Dredging; Intermodal Areas; Ancillary Roadways; Modifications to Existing Parking Facilities; 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 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 LEED

certification (possibly Gold); fire protection; interior design; civil design, structural engineering; marine engineering design; mechanical, electrical and plumbing (MEP) engineering; specialty lighting; information technology (IT); paging; audio/visual (AV) design; building management systems; cost estimates; schedules; possible 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 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 is not limited to, demolition of existing structures, dredging of existing water ways; extension of existing wharf; building of new bulkhead, 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, HVAC systems, main and standby power systems and connectivity IT, communications and networking systems and conduits with fiber optic cables, CAT 5/6 cable or both (as required), security systems with its sub 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, possible bridge connection from Terminal to existing Parking Garage, curbs, drainage, bollards, landscaping with irrigation system, plumbing systems, electrical/electronic systems, specialty lighting 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 south of existing Cruise Terminal G and the surrounding site 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 consisting of the following four (4) areas:

Area 1 may include, but is not limited to demolition of the existing structures on the site, new construction of a multi-story new Cruise Terminal, which shall include 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 / Jetway sterile concourse(s). 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/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 (i.e. backup generator room, 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.

Area 2 may include, but is not limited to demolition of ancillary structures and improvements to the existing multi-story parking structure for personal occupied vehicles/taxis/ride share, drop-off/pick-up area and

circulation. Vertical circulation, possibly connecting the bridge to the terminal with possible moving horizontal walkways at the elevated bridge connector may be provided.

Area 3 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, 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.

Area 4 may include, but is not limited to waterside improvements for vessel services, dredging of existing water way, wharf extension, new bulkhead, potable/fire suppression water, power and communication/IT connections, bulkhead fenders, mooring/storm bollards, mooring dolphins, including mooring/berthing analysis, PBB/Jetway runways or support pads, storm tie-downs and stormwater 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.	Type	Description	Percentage	Amount
5.02	Lead A/E	Port and Waterway Systems – Architectural Design	38%	\$5,192,976.64
5.03	Lead A/E	Port and Waterway Systems – Cruise Terminal Design	23%	\$3,143,117.44
18	Lead A/E	Architectural Construction Management	13%	\$1,776,544.64
22	Lead A/E	ADA Title II Consultant	0.50%	\$68,328.64
5.04	Other	Port and Waterway Systems – Cruise Terminal Equipment Design	1.00%	\$136,657.28
	SBE-A/E			
5.08	Other	Port and Waterway Systems - Marine Engineering Design	1.50%	\$204,985.92
	SBE-A/E			
5.09	Other	Port and Waterway Systems - Environmental Design	1.50%	\$204,985.92
	SBE-A/E			
5.10	Other	Port and Waterway Systems – Transportation Systems Design	1.00%	\$136,657.28
8	Other	Telecommunication Systems	0.50%	\$68,328.64
	SBE-A/E			
9.02	Other	Soils, Foundations and Materials Testing - Geotechnical and Materials Engineering Services	0.50%	\$68,328.64
	SBE-A/E			
9.03	Other	Soils, Foundations and Materials Testing - Concrete and Asphalt Testing Services	0.50%	\$68,328.64
	SBE-A/E			
9.04	Other	Soils, Foundations and Materials Testing - Non-	0.50%	\$68,328.64

	SBE-A/E	Destructive Testing and Inspections		
11	Other	General Structural Engineering	3.00%	\$409,971.84
	SBE-A/E			
12	Other	General Mechanical Engineering	1.00%	\$136,657.28
	SBE-A/E			
13	Other	General Electrical Engineering	1.00%	\$136,657.28
	SBE-A/E			
14	Other	Architecture	1.00%	136657.2801
	SBE-A/E			
15.01	Other	Surveying and Mapping – Land Surveying	0.50%	\$68,328.64
	SBE-A/E			
15.03	Other	Surveying and Mapping - Underground Utility Location	0.50%	\$68,328.64
	SBE-A/E			
16	Other	General Civil Engineering	1.50%	\$204,985.92
	SBE-A/E			
17	Other	Engineering Construction Management	3.00%	\$409,971.84
	SBE-A/E			
20	Other	Landscape Architecture	1.00%	\$136,657.28
	SBE-A/E			
N/A	Other	Construction Cost Estimating	2.00%	\$273,314.56
	SBE-G&S			
N/A	Other	Specialty Lighting Consulting	2.00%	\$273,314.56
	SBE-G&S			
N/A	Other	General Administration	2.00%	\$273,314.56
	SBE-G&S			
Total Estimated Professional Fees			100.00%	\$13,665,728.01

Minimum Experience and Qualification Requirements for the Design-Build Team

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

Construction Contractor Key Personnel Preferred 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.

Prime consultants and their sub-consultants awarded 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, are precluded from being part of a Design-Build Team Agreement under ISD Project No. DB18-SEA-01.

The Design Criteria Professionals, for ISD Project No. DB18-SEA-01, are Jacobs Engineering, under ISD Project Number A12-SEA-01 – Architecture and Engineering Services for PortMiami Cruise Terminals. Jacobs Engineering and its sub-consultants, BC Architects, A1A, Inc., and CDM Smith, Inc. Additionally, Arquitectonica and its sub-consultants, who have been contracted by the Port's stakeholder to assist in the development of the conceptual design criteria are not eligible to render design-build services for ISD Project No. DB18-SEA-01. Pursuant to Florida Statute 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.

It is recommended that the SBE goal recommendations are 18% for architectural and engineering, 8.92% for construction, and 12% for goods and services. The CWP workforce goal recommendation is 10%. Should you have any questions, please feel free to contact Ms. Elizabeth Ogden, R.A., LEED AP, PPM, Assistant Director of Capital Development at (305) 347-5521.



Miami-Dade County Seaport Department
 Project Analysis for Goal Recommendation (SBE-CWP)

Trade/Skills Required	Estimated Cost	% of Item to Base Bid	Est. # of Workforce Required Per Trade	Est. # of days to Complete Job
-DIVISION 2 - EXISTING CONDITIONS	\$4,689,898.96	3.44%	8	500
-DIVISION 3 - CONCRETE	\$25,589,942.85	18.77%	47	500
-DIVISION 4 - MASONRY	\$3,762,825.91	2.76%	6	420
-DIVISION 5 - METALS	\$9,188,929.93	6.74%	22	500
-DIVISION 6 - WOOD, PLASTICS, AND COMPOSITES	\$490,803.38	0.36%	7	60
-DIVISION 7 - THERMAL AND MOISTURE PROTECTION	\$6,407,710.78	4.70%	11	500
-DIVISION 8 - OPENINGS	\$13,974,262.88	10.25%	16	500
-DIVISION 9 - FINISHES	\$5,071,634.92	3.72%	10	500
-DIVISION 10 - SPECIALTIES	\$1,295,175.58	0.95%	8	60
-DIVISION 11 - EQUIPMENT	\$231,768.26	0.17%	3	30
-DIVISION 12 - FURNISHINGS	\$681,671.36	0.50%	6	90
-DIVISION 13 - SPECIAL CONSTRUCTION	\$16,414,646.35	12.04%	38	500
-DIVISION 14 - CONVEYING EQUIPMENT	\$2,522,184.03	1.85%	6	360
-DIVISION 21 - FIRE SUPPRESSION	\$2,481,283.75	1.82%	6	420
-DIVISION 22 - PLUMBING	\$4,880,766.94	3.58%	6	480
-DIVISION 23 - HVAC	\$6,366,810.50	4.67%	6	500
-DIVISION 25 - INTEGRATED AUTOMATION	\$831,639.06	0.61%	7	120
-DIVISION 26, 27 & 28 - ELECTRICAL, COMM, SAFETY	\$10,661,340.07	7.82%	12	500
-DIVISION 31 - EARTHWORK	\$1,540,577.27	1.13%	6	240
-DIVISION 32 - EXTERIOR IMPROVEMENTS	\$1,690,544.97	1.24%	7	120
-DIVISION 33 - UTILITIES	\$2,917,553.42	2.14%	6	360
General Requirements	\$7,307,516.98	5.36%		
LEED Allowance	\$7,307,516.98	5.36%		
Estimated Construction Cost	\$136,334,271.99	100.00%		



Miami-Dade County Seaport Department
 Project Analysis for Goal Recommendation (SBE-CON) -
EXPANDED VERSION

	Revised Estimated Cost	SBE-Con Analysis	% of Item to Base Bid
General Requirements (includes mobilization)	\$ 7,303,621.71		
-DIVISION 2 - EXISTING CONDITIONS	\$ -		
Civil, U.G. Pipe	\$ 60,927.65		
Laborers: Commercial Construction	\$ 4,627,555.53		
-DIVISION 3 - CONCRETE	\$ -		
Carpenter, Formwork	\$ 2,833,630.96		
Rodmen, Concrete Reinforcement	\$ 750,644.15		
Cement Finishers	\$ 7,245,078.05		
Labor, Slab Decks	\$ 7,218,272.78		
Labor, Foundations	\$ 7,537,424.54		
-DIVISION 4 - MASONRY	\$ -		
Bricklayers, Masons	\$ 3,764,401.69	\$ 3,764,401.69	2.76%
-DIVISION 5 - METALS	\$ -		
Welders, Structural Steel	\$ 6,933,484.90		
Ornamental & Misc Metals	\$ 2,261,905.94		
-DIVISION 6 - WOOD, PLASTICS, AND COMPOSITES	\$ -		
Carpenters	\$ 494,569.30	\$ 494,569.30	0.36%
-DIVISION 7 - THERMAL AND MOISTURE PROTECTION	\$ -		
Roofers, Waterproofers and Allied Workers	\$ 3,290,552.14		
Carpenters	\$ 384,039.83		
Painters and Allied Trades	\$ 2,733,509.65		
-DIVISION 8 - OPENINGS	\$ -		
Glaziers, Architectural Metal and Glass Workers	\$ 12,482,513.84		
Carpenters	\$ 1,495,395.97		
-DIVISION 9 - FINISHES	\$ -		
Carpenter, Drywall & Ceilings	\$ 2,004,712.12		
Flooring, Tile & Carpet	\$ 1,591,234.80		
Painters and Allied Trades	\$ 1,475,126.93	\$ 1,475,126.93	1.08%
-DIVISION 10 - SPECIALTIES	\$ -		
Carpenter, Restroom Specialties	\$ 1,292,014.01		
-DIVISION 11 - EQUIPMENT	\$ -		
Elevator Pit Sun Pump Provided and Install by the Prime	\$ 233,568.08		
-DIVISION 12 - FURNISHINGS	\$ -		
Window Shades Provided and Install by the Prime	\$ 679,863.75		
-DIVISION 13 - SPECIAL CONSTRUCTION	\$ -		
Ironworkers, Canopy	\$ 16,082,147.64		
Carpenter	\$ 337,360.02		
-DIVISION 14 - CONVEYING EQUIPMENT	\$ -		
Elevator Constructors	\$ 2,523,559.19		
-DIVISION 21 - FIRE SUPPRESSION	\$ -		
Sprinkler Fitters	\$ 2,478,159.27		
-DIVISION 22 - PLUMBING	\$ -		
Plumbers	\$ 4,884,934.42	\$ 4,884,934.42	3.58%
-DIVISION 23 - HVAC	\$ -		
Sheet Metal Workers	\$ 1,512,879.77		
Pipefitters (Air Conditioning, Refrigeration and Heating)	\$ 4,857,428.83		
-DIVISION 25 - INTEGRATED AUTOMATION	\$ -		
Electrician	\$ 836,759.10		
-DIVISION 26, 27 & 28 - ELECTRICAL, COMM, SAFETY	\$ -		
Electrician	\$ 10,665,019.95		
-DIVISION 31 - EARTHWORK	\$ -		
Laborers: Commercial Construction	\$ 1,545,021.94	\$ 1,545,021.94	1.13%
-DIVISION 32 - EXTERIOR IMPROVEMENTS	\$ -		
Laborers: Commercial Construction	\$ 1,690,977.85		
-DIVISION 33 - UTILITIES	\$ -		
Electrical Workers	\$ 184,594.13		
Plumbers	\$ 2,737,759.86		
LEED Allowance	\$ 7,303,621.71		
TOTALS	\$136,334,271.99	\$ 12,164,054.28	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	\$ 272,668.54	0.20%
02. Security / Fencing	\$ 272,668.54	0.20%
03. Construction Cleaning Services	\$ 409,002.82	0.30%
04. Shop Drawings	\$ 272,668.54	0.20%
05. Scheduling / Estimating	\$ 1,363,342.72	1.00%
06. Field Surveying	\$ 818,005.63	0.60%
07. Temporary Utilities / Portable Toilets	\$ 681,671.36	0.50%
08. LEED Consultant (General Contractor's Re	\$ 1,363,342.72	1.00%
12. Rental Equipment / Scaffolding	\$ 2,045,014.08	1.50%
13. Trash / Storage Containers (20 ton.)	\$ 681,671.36	0.50%
Estimated Construction Cost (SBE)	\$ 7,866,487.49	5.77%
Estimated Construction Cost (Total)	\$136,334,271.99	100.00%