



Miami-Dade Board of County Commissioners
Office of the Commission Auditor

Economic Development and Tourism Committee (EDTC)
Meeting

January 17, 2019
1:30 P.M.
Commission Chambers

Thomas B. Davis, Esq.
Director, Policy and Legislation
Office of the Commission Auditor (OCA)
111 N.W. First Street, Suite 1030
Miami, FL 33128
(305) 375-2524

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**EDTC Meeting: Jan. 17, 2019
Research Notes**

Item No. 3A

File No. 182721

Researcher: LE Reviewer: TD

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO ENTER INTO A MUTUAL AID AGREEMENT WITH MONROE COUNTY TO PROVIDE FOR REHABILITATION OF AVIATION FACILITIES FOLLOWING AN EMERGENCY; PROVIDING FOR RATIFICATION OF SUCH AGREEMENT BY THE BOARD OF COUNTY COMMISSIONERS

ISSUE/REQUESTED ACTION

Whether the board should authorize entering into a mutual aid agreement with Monroe County to provide for rehabilitation of aviation facilities following an emergency and provide ratification for such agreement.

APPLICABLE LEGISLATION/POLICY

N/A

PROCEDURAL HISTORY

Prime Sponsor: Commissioner Rebeca Sosa, District 6

Department/Requester: Miami-Dade Aviation Department

The proposed resolution does not have a procedural history.

ANALYSIS

The proposed resolution seeks the Board's authorization to enter into a mutual aid agreement between Miami-Dade County, through its Aviation Department (MDAD), and Monroe County to provide rehabilitation of aviation facilities following an emergency and provide ratification for this agreement.

The fiscal impact cannot currently be determined. When a manmade or natural emergency and disaster occurs, necessary assistance will be determined and presented to the Board for ratification.

Monroe County is highly susceptible to disastrous natural disasters and emergencies. The sole purpose of the mutual aid agreement is to provide expertise, equipment, or supplies to aviation facilities in Monroe County in the event of a State of Emergency or a Local State of Emergency. Monroe County owns and operates multiple airports such as Key West International Airport and the Florida Keys Marathon International Airport. The provision of equipment or supplies will be on a cost basis or a temporary basis where equipment is returned in the same condition. The agreement shall also be consistent with Federal Emergency Management Agency (FEMA) requirements and any relating agreements shall be presented to the Board for ratification. Additionally, within 90 days of the declaration of a State of Emergency or Local State of Emergency, the County Mayor or its designee will be authorized to enter a mutual aid agreement with Monroe County.

Both Miami-Dade County and Monroe County airports have access to expertise, equipment, and supplies and should a natural disaster or emergency event occur, either party would be able to assist the other in need if their respective aviation facilities are impaired. Mutual aid assistance must be requested by the respective County Mayor or designee to the other County Mayor or designee.

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Item No. 3B

File No. 182735

Researcher: PGE Reviewer: TD

RESOLUTION APPROVING AWARD OF THE PROFESSIONAL SERVICES AGREEMENT TO T. Y. LIN INTERNATIONAL FOR FLAMINGO AND DOLPHIN GARAGES REPAIRS AND UPGRADES FOR THE MIAMI-DADE AVIATION DEPARTMENT, PROJECT NO. E16-MDAD-06, IN AN AMOUNT NOT TO EXCEED \$5,447,786.80 FOR A TERM OF FIVE YEARS; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE AGREEMENT AND TO EXERCISE THE TERMINATION PROVISIONS CONTAINED THEREIN [SEE ORIGINAL ITEM UNDER FILE NO. 182735]

ISSUE/REQUESTED ACTION

Whether the Board should approve the Professional Services Agreement (PSA) between the County and T.Y. Lin International for repairs and upgrades to the Flamingo and Dolphin garages at the Miami International Airport in the amount of up to \$5,447,786.80 for a contract period of five years.

APPLICABLE LEGISLATION/POLICY

Section 287.055 of the Florida Statutes sets forth the Consultants' Competitive Negotiation Act, governing the processes for the acquisition of professional architectural, engineering, landscape architectural or surveying and mapping services.

http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0200-0299/0287/0287.html

Section 2-10.4 of the County Code governs the County's acquisition of professional architectural, engineering, landscape architectural or land surveying and mapping services.

https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-10.4ACPRARENLAARLASUMASE

Section 2-10.4.01 of the County Code sets forth the County's Small Business Enterprise Architecture and Engineering Program.

https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-10.4.01SMBUENARENPR

Section 2-8.1 of the County Code requires that the award recommendation memorandum presented to the Board identify each dedicated allowance, contingency allowance and additional services allowance including the specific purpose for each and the dollar amount that shall be available for each and the corresponding percentage of each dedicated allowance, contingency allowance and additional services allowance in relation to the actual contract price.

https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.1COPUGE

Section 2-8.3 of the County Code (County Mayor's Recommendation) states that whenever a competitive process is utilized for selection of a contractor, vendor, consultant, tenant or concessionaire, the County Mayor shall review the responses to the solicitation and recommend to the County Commission award or other appropriate action. Such recommendation shall be in writing and shall be filed with the Clerk of the Board, with copies mailed to all participants in the competitive process, no later than 10 days prior to any Commission meeting at which such

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recommendation is scheduled to be presented. Such recommendation shall be accompanied by a memorandum from the County Mayor that clearly identifies any and all delegations of Board authority contained in the body of the proposed contract.

https://library.municode.com/fl/miami-dade-county/codes/code-of-ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.3MARE

Section 2-8.5 of the County Code provides a definition for “local business/firm” as well as sets forth the procedure for application of a preference to local business in County contracts.

https://library.municode.com/fl/miami-dade-county/codes/code-of-ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.5PRPRPRLOBUCOCO

Implementing Order No. 3-34 establishes procedures for the formation and performance of selection committees in the competitive procurement process, including competitive selection committees utilized in the acquisition of architectural and engineering professional services.

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/IO3-34.pdf>

Administrative Order No. 3-39 establishes the County’s policies and procedures for user departments for the construction of capital improvements, acquisition of professional services, construction contracting, change orders and reporting.

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/AO3-39.pdf>

Implementing Order No. 3-32 sets forth the County’s procedures for the Community Business Enterprise Program for the purchase of professional architectural, landscape architectural, engineering or surveying and mapping services.

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/IO3-32.pdf>

Resolution No. R-187-12, adopted by the Board on February 21, 2012, directed the County Mayor to include due diligence information in memoranda recommending certain contract awards.

<http://intra/gia/matter.asp?matter=120287&file=true&yearFolder=Y2012>

Resolution No. R-421-16, adopted by the Board on May 17, 2016, requires the County Mayor or the County Mayor’s designee to attach to all items recommending design and/or construction contract awards of \$1,000,000 or greater a list of all County contracts awarded in the previous three years to the recommended contractor and a summary of County evaluations of the recommended contractor’s work.

<http://intra/gia/matter.asp?matter=160124&file=true&yearFolder=Y2016>

PROCEDURAL HISTORY

Prime Sponsor: N/A

Department/Requester: Aviation

This item has no procedural history.

ANALYSIS

This item is requesting Board approval to award a PSA to T.Y. Lin International for repairs and upgrades to the Flamingo and Dolphin Garages at Miami International Airport (MIA) in an amount not to exceed \$5,447,786.80 for

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a five-year term. Per the Negotiation Authorization memorandum for this procurement, there is an estimated contingency period of 183 days.

The purpose of the solicitation is for the Aviation Department (MDAD) to contract with an A/E consultant to investigate the structural condition of the Flamingo and Dolphin garages at MIA and develop construction documents to bid the required repairs. The scope of services includes assessing the condition of all electrical, mechanical, and fire protection systems as well as developing an ADA compliance plan. The contracted firm will also evaluate the elevators at the garages.

The Request to Advertise was received by the Clerk of the Board on September 8, 2016. A revision to the Request to Advertise was received on March 21, 2017. Five proposals were received by the submittal deadline of April 21, 2017. On May 19, 2017, VEE Architecture Corp. was eliminated from the competitive procurement process due to failure to be pre-qualified and technically certified in the required category. The First Tier meeting was held on June 16, 2017. After final tabulation of the scores, Wiss, Janney, Elstner Associates Inc., a non-local firm, was the top-ranked. However, upon application of local preference, T.Y. Lin International, a local firm, became the highest-ranked. The Competitive Selection Committee decided to forego Second Tier proceedings.

As indicated in the PSA, payments to the consultant for basic services and reimbursable expenses performed shall be the fixed lump sum amount of \$4,940,183. The phases of the primary contracted services include: (1A) program verification, (1B) preparation of schematic design documents, (2) design development, (3A&B) complete contract documents, (3D) bid contract documents, (4) bidding and contract award, and (5) work related services. No services under the PSA shall be performed prior to the receipt of an appropriate Service Order.

The contract includes a 30 percent (\$1,630,260.39) SBE-A/E goal and 1 percent (\$54,342.13) SBE-G/S goal.

Per sunbiz.org, the official State of Florida Division of Corporations website, T.Y. Lin International is an active, foreign for-profit corporation, with a principal address of 345 California Street, Suite 2300, San Francisco, CA.

Pursuant to Resolution No. R-421-16, a performance record verification was conducted in the Capital Improvements Information System on January 16, 2019, finding that T.Y. Lin International has six evaluations with an average evaluation rating of 4.0 out of 4.0.

ADDITIONAL INFORMATION

T.Y. Lin International Group Ltd. operates as an engineering services company that focuses on various infrastructure challenges in the United States and internationally. The company offers architecture, codes compliance, construction engineering and inspection, construction management, construction phase, design, environmental and engineering, planning, program management, seismic analysis and design, and land surveying services. It serves aviation, bridge, facilities, federal, port and marine, rail and transit, and surface transportation, as well as mobility, planning, and management market sectors. T.Y. Lin International Group Ltd. was formerly known as T.Y. Lin Associates.

<https://www.bloomberg.com/research/stocks/private/snapshot.asp?privcapId=4427971>

See the link below to a Cook County Record article titled "T.Y. Lin International Group accused of negligence in fatal sewer accident."

<https://cookcountyrecord.com/stories/511178843-t-y-lin-international-group-accused-of-negligence-in-fatal-sewer-accident>

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Item No. 3D

File No. 182993

Researcher: IL Reviewer: TD

RESOLUTION APPROVING AWARD OF THE PROFESSIONAL SERVICES AGREEMENT TO M. C. HARRY AND ASSOCIATES, INC., FOR AIRPORT WAYFINDING/SIGNAGE DESIGN SERVICES FOR THE MIAMI-DADE AVIATION DEPARTMENT, PROJECT NO. A16-MDAD-04; IN AN AMOUNT NOT TO EXCEED \$2,205,500.00 FOR A TERM OF FIVE YEARS WITH TWO ONE-YEAR OPTIONS TO EXTEND; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE AGREEMENT AND TO EXERCISE THE TERMINATION AND EXTENSION PROVISIONS CONTAINED THEREIN

ISSUE/REQUESTED ACTION

Whether the Board should approve the award a Professional Services Agreement to M.C. Harry and Associates, Inc., in an amount not to exceed \$2,205,500.00 for a term of five years with two one-year options to extend for airport wayfinding/signage design under Project No. A16-MDAD-04.

APPLICABLE LEGISLATION/POLICY

Section 287.055 of the Florida Statutes sets forth the Consultants' Competitive Negotiation Act, governing the processes for the acquisition of professional architectural, engineering, landscape architectural or surveying and mapping services.

http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0200-0299/0287/0287.html

Section 2-10.4 of the County Code governs the County's acquisition of professional architectural, engineering, landscape architectural or land surveying and mapping services.

[https://library.municode.com/fl/miami -
dade county/codes/code of ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-
10.4ACPRARENLAARLASUMASE](https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-10.4ACPRARENLAARLASUMASE)

Section 2-10.4.01 of the County Code sets forth the County's Small Business Enterprise Architecture and Engineering Program.

[https://library.municode.com/fl/miami -
dade county/codes/code of ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-
10.4.01SMBUENARENPR](https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-10.4.01SMBUENARENPR)

Section 2-8.1(h) of the County Code sets forth that any contract for the construction of public improvements and any professional service agreement involving the expenditure of more than \$500,000, an item shall be added to the advertisement recommendation memorandum presented by the County Manager to the Board of County Commissioners identifying (1) each proposed dedicated allowance, contingency allowance and additional services allowance including the specific purpose for each and the dollar amount that shall be available for each, and (2) the corresponding percentage of each proposed dedicated allowance, contingency allowance and additional services allowance in relation to the estimated contract price.

[https://library.municode.com/fl/miami -
dade county/codes/code of ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.1COPUGE](https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.1COPUGE)

Section 2-8.3 of the County Code (County Mayor's Recommendation) states that whenever a competitive process is utilized for selection of a contractor, vendor, consultant, tenant or concessionaire, the County Mayor shall review

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the responses to the solicitation and recommend to the County Commission award or other appropriate action. Such recommendation shall be in writing and shall be filed with the Clerk of the Board, with copies mailed to all participants in the competitive process, no later than 10 days prior to any Commission meeting at which such recommendation is scheduled to be presented. Such recommendation shall be accompanied by a memorandum from the County Mayor that clearly identifies any and all delegations of Board authority contained in the body of the proposed contract.

[https://library.municode.com/fl/miami -
dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.3MARE](https://library.municode.com/fl/miami-dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.3MARE)

Resolution No. R-187-12, adopted by the Board on February 21, 2012, directed the County Mayor to include due diligence information in memoranda recommending certain contract awards.

<http://intra.gia/matter.asp?matter=120287&file=true&yearFolder=Y2012>

Implementing Order No. 3-34 establishes procedures for the formation and performance of selection committees in the competitive procurement process, including competitive selection committees utilized in the acquisition of architectural and engineering professional services.

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/IO3-34.pdf>

Implementing Order No. 8-8 establishes the policy to incorporate sustainable development building measures into the design, construction, renovation and maintenance of County-owned, County-financed, and County-operated buildings.

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/IO8-8.pdf>

Administrative Order No. 3-39 establishes the County's policies and procedures for user departments for the construction of capital improvements, acquisition of professional services, construction contracting, change orders and reporting.

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/AO3-39.pdf>

PROCEDURAL HISTORY

Prime Sponsor: None

Department/Requester: Transportation and Public Works Department

The item has no procedural history.

ANALYSIS

This item is requesting the Board award a Professional Services Agreement to M.C. Harry and Associates, Inc., in an amount not to exceed \$2,205,500.00 for a term of five years with two one-year options to extend for airport way finding/signage design under Project No. A16-MDAD-04. The project will impact various Commission Districts.

The fiscal impact of this project is an amount not to exceed \$2,205,500.00 to be funded through a Florida Department of Transportation Grant and MDAD operating fund.

The work consists of providing:

- A. Wayfinding/Signage Design Services, sign concept development, placement and location guidelines.
- B. Environmental graphic design, mock-up, prototype testing and final document development.

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The intent is to have a consultant provide professional wayfinding/signage design services to respond to vital on-call wayfinding needs at MIA and the four other airports in Miami-Dade County in compliance with all federal, state, and county regulatory requirements.

The request to advertise (RTA) was advertised on February 24, 2017. Ten proposals were received in response to the solicitation from the following firms: TSAO Design Group, Incorporated; Rodriguez and Quiroga Architects Chartered; M.C. Harry and Associates, Inc.; Leo A. Daly Company; MGE Architects Inc.; Mobio Architecture, Inc.; Gresham, Smith and Partners; Bermello, Ajamil & Partners, Inc.; BEA Architects, Inc.; and Perez & Perez Architects Planners, Inc. on June 16, 2017.

The First Tier meeting was held on December 1, 2017, below are the rankings by the competitive selection committee (CSC) of the 9 firms.

Firm	Qualitative Points	Final Rank
Bermello, Ajamil & Partners.	421	1
Gresham, Smith and Partners	431	2
M.C. Harry and Associates, Inc	405	3
TSAO Design Group, Incorporated	387	4
Rodriguez and Quiroga Architects Chartered	400	5
Perez & Perez Architects Planners Inc.	392	6
Leo A. Daly Company	382	7
MGE Architects, Inc.	379	8
Mobio Architecture, Inc.	363	9
BEA Architects, Inc.	336	10

The CSC advanced the three highest-ranked proposers to advance to the second tier.

The Second tier meeting was held on January 9, 2018, below are the rankings of the CSC for the 3 firms.

Firm	Qualitative Points	Final Rank
M.C. Harry and Associates, Inc.	442	1
Bermello, Ajamil & Partners, Inc.	446	2
Gresham, Smith and Partners	465	3

The CSC found M.C. Harry and Associates (the top-ranked firm) to have met the qualifications requirement and approved the firm to move forward with the negotiation process.

The small business measure applicable to the contract is a SBE A/E goal of 30 percent (\$660,000) and SBE G/S goal 1 percent (\$22,000).

SBE/A&E firms authorized under the agreement are: M.C. Harry and Associates, Inc. (SBE A/E 20% -\$440,000), Bliss & Nyitray, Inc. (SBE A/E 5% -\$110,000), SDM Consulting Engineers, Inc. (SBE A/E 5% -\$110,000), Go Green Documents Solutions, Inc., (SBE G/S .50% - \$11,000) and Building Center No.3, LLC (SBE G/S .50% - \$11,000).

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The Division of Policy and Legislation of OCA was not able to conduct a review of the technical certifications associated with this project on the Business Management Workforce System (BMWS) as they were not referenced in the mayoral memo. The Division will be requesting this information from the department. M.C. Harry and Associates, Inc., was cross referenced on Sunbiz.org, the office website of the Division of Corporations for the State of Florida. M.C. Harry and Associates, Inc., has a principal address of 2780 S.W. Douglas Road, Suite 302, Miami, FL 33133. The Tax Collector's website was cross referenced and no accounts were identified on it for this firm. M.C. Harry and Associates, Inc., possesses an Architect Business license with the Department of Business and Professional Regulation (License Number AAC000986) and has an active status until February 28, 2021.

Pursuant to Resolution No. R-421-16, a Performance Record verification conducted by OCA in the Capital Improvements Information System (CIIS) on January 16 2019: There are 4 performance evaluations in the Capital Improvements Information Systems Database for M.C. Harry and Associates, Inc., yielding an average evaluation rating of 4.0 out of 4.0. The Firm history report on this firm shows that for the period from September 1 2015 through September 06, 2018 this firm has received 1 contract in the amount of \$3,420,550.00 from the Parks Open Spaces and Recreation department.

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Item No. 3E

File No. 183034

Researcher: MF Reviewer: TD

RESOLUTION APPROVING TERMS OF AND AUTHORIZING EXECUTION BY THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE OF A LEASE AGREEMENT BETWEEN MIAMI-DADE COUNTY AND TERRENO ROUTE 100 LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR THE USE BY THE MIAMI-DADE AVIATION DEPARTMENT OF A 65,448 SQUARE FOOT WAREHOUSE, INCLUDING TWENTY FOUR (24) PARKING SPACES, LOCATED AT 1775 NW 70 AVENUE, MIAMI, FLORIDA, FOR A TERM OF FIVE YEARS, WITH TWO FIVE YEAR OPTIONS TO RENEW, AND PROVIDING FOR RENT PAYMENTS FROM THE COUNTY TO THE LESSOR DURING THE INITIAL TERM IN THE TOTAL AMOUNT OF \$3,185,481.48, EXCLUSIVE OF COSTS FOR UTILITIES; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN; AND DIRECTING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO PROVIDE SAID LEASE TO THE COUNTY PROPERTY APPRAISER PURSUANT TO RESOLUTION NO. R-791-14

ISSUE/REQUESTED ACTION

Whether the Board should approve the terms of and authorize the execution by the County Mayor of a Lease Agreement between Miami-Dade County and Terreno Route 100 LLC, a Delaware Limited Liability Company, for the use by the Miami-Dade Aviation Department of a 65,448 square foot warehouse, including twenty four parking spaces, located at 1775 NW 70th Avenue, for a term of five years, with two five-year options to renew, and providing for rent payments from the County to the lessor during the initial term in the total amount of \$3,185,481.48, exclusive of costs for utilities.

APPLICABLE LEGISLATION/POLICY

Miami-Dade County Code, Section 2-8.6.5, governs the purchase, sale and lease of real property.

https://library.municode.com/fl/miami-dade-county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.6.5PUSALEREPR

Resolution No. R-791-14, adopted by the Board on September 3, 2014, directs the Mayor or the Mayor's designee to provide the Miami-Dade County Property Appraiser a copy of all leases and operating agreements involving County-owned property.

<http://intra/gia/matter.asp?matter=141723&file=true&yearFolder=Y2014>

PROCEDURAL HISTORY

Prime Sponsor: None

Department/Requester: Miami-Dade Aviation

The proposed resolution has no procedural history.

ANALYSIS

Miami International Airport (MIA) is operated by the Miami-Dade Aviation Department and is the second busiest airport in the United States for international passengers. It has a line-up of over 100 air carriers, and is the top U.S. airport for international freight. MIA's vision is to grow from a recognized hemispheric hub to a global airport of choice that offers customers a world-class experience and an expanded route network with direct passenger and cargo access to all world regions.

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The proposed resolution seeks the Board's approval of a Lease Agreement between Miami-Dade County and Terreno Route 100 LLC, a Delaware Limited Liability Company, for the use by the Miami-Dade Aviation Department (MDAD) of a 65,448 square foot warehouse, including twenty four parking spaces, located at 1775 NW 70th Avenue. The term is of five years, with two five-year options to renew, and providing for rent payments from the County to the lessor during the initial term in the total amount of \$3,185,481.48, exclusive of costs for utilities.

Currently, MDAD's Maintenance Division is using approximately 50,000 square feet of a cargo warehouse space in several buildings located in the cargo area of the southwest portion of MIA for storage of supplies, materials and equipment used in the daily maintenance of the airport. This is not the best use of the cargo warehouse space, which has valuable airside access to the secure airfield at MIA. The space that Maintenance will vacate was built for use by cargo handling companies and cargo airlines to process belly and freighter cargo. The MDAD cargo space with valuable airside access will be rented at a base rate of \$10.15 per square foot, plus an additional \$3.00 per square foot for land and utilities.

According to the Fiscal Impact Statement, the fiscal impact for the first year of the initial lease term is the base rent of \$600,000, plus the cost of utilities. The base rent is based on a rental rate of \$9.17 per square foot. The original asking base rental rate was \$9.95 per square foot, but MDAD was able to negotiate a lower rate by committing to a five-year term with the likelihood of extending the lease with the OTR.

The base rent will be increased annually by three percent. The total projected fiscal impact for the five-year lease term is estimated to be the rent for five years of \$3,185,481.48, plus costs for utilities. As a self-funded department, MDAD has budgeted these funds for the lease expenses without the use of taxpayer funds.

Rent amounts for the initial term of the Lease Agreement:

Rent from	Rent to	Base Rent Amount Per Month
2/15/19	2/14/20	\$50,000.00
2/15/20	2/14/21	\$51,500.00
2/15/21	2/14/22	\$53,045.00
2/15/22	2/14/23	\$54,636.35
2/15/23	2/14/24	\$56,275.44

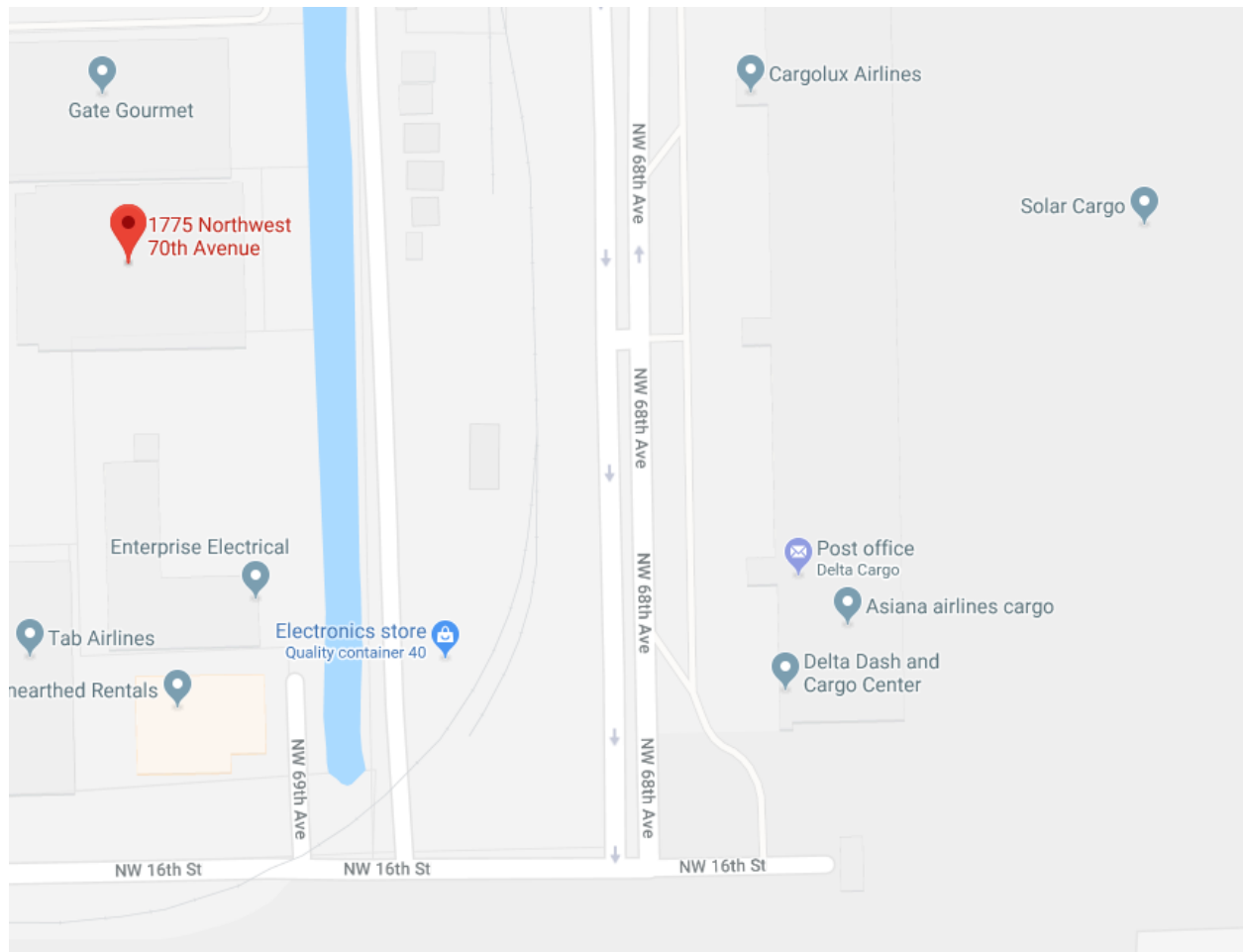
Rent amounts for the first option to renew term:

Rent from	Rent to	Base Rent Amount Per Month
2/15/24	2/14/25	\$57,963.70
2/15/25	2/14/26	\$59,702.61
2/15/26	2/14/27	\$61,493.69
2/15/27	2/14/28	\$63,338.50
2/15/28	2/14/29	\$65,238.66

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Rent amounts for the second option to renew term:

Rent from	Rent to	Base Rent Amount Per Month
2/15/29	2/14/30	\$67,195.82
2/15/30	2/14/31	\$69,211.70
2/15/31	2/14/32	\$71,288.05
2/15/32	2/14/33	\$73,426.70
2/15/33	2/14/34	\$75,629.50



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ADDITIONAL INFORMATION

Miami International Airport (MIA), located on 3,230 acres of land near downtown Miami, is operated by the Miami-Dade Aviation Department and is the property of Miami-Dade County government. Founded in 1928, MIA now offers more flights to Latin America and the Caribbean than any other U.S. airport, is America's second-busiest airport for international passengers, boasts a line-up of over 100 air carriers and is the top U.S. airport for international freight. MIA is also a leading economic engine for Miami-Dade County and the State of Florida, generating business revenue of \$33.7 billion annually and welcoming 70 percent of all international visitors to Florida.

http://www.miami-airport.com/about_us.asp

According to the Florida Department of State Division of Corporations website (Sunbiz.org), Terreno Route 100 LLC, has an active status as a Foreign Profit Corporation and first filed and registered on 10/20/2017. The principal address is registered as 101 Montgomery Street, Suite 200, San Francisco, CA 94104. Its registered agent is CT Corporation System, 1200 South Pine Island Rd., Plantation, FL 33324.

<http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

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Item No. 3G

File No. 182477

Researcher: IL Reviewer: TD

RESOLUTION APPROVING CONTRACT NO. RFQ-MDAD-17-02 FOR THE PURCHASE OF PROFESSIONAL COST ESTIMATING AND SCHEDULING SERVICES FOR MIAMI-DADE AVIATION DEPARTMENT IN AN AMOUNT NOT TO EXCEED \$33,084,000.00 FOR AN INITIAL FIVE-YEAR TERM PLUS ONE FIVE YEAR OPTION TO RENEW TERM TO U.S. COST INCORPORATED D/B/A RIB U.S. COST.; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE ALL PROVISIONS OF THE CONTRACT, INCLUDING ANY CANCELLATION, RENEWAL AND EXTENSION PROVISIONS, PURSUANT TO SECTION 2-8.1 OF THE MIAMI-DADE COUNTY CODE AND IMPLEMENTING ORDER 3-38

ISSUE/REQUESTED ACTION

Whether the Board should approve an award recommendation for the purchase of professional cost estimating and scheduling services in an amount not to exceed \$33,084,000.00 for an initial five-year term plus one five year option to renew term, to U.S. Cost Incorporated d/b/a Rib U.S. Cost, for the Miami-Dade Aviation Department (MDAD)

APPLICABLE LEGISLATION/POLICY

Section 2-8.1 of the Code of Miami Dade County (Contracts and Purchases Generally), Requires formal sealed bids for purchases over \$250,000; describes the circumstances under which non-competitive purchases may be approved; establishes requirements for legacy purchases, designated purchases, and single vehicle leases; provides that procurement procedures shall be established by I.O. and approved by the Board.

https://library.municode.com/fl/miami_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.1COPUGE

Resolution No. 404-14, adopted by the Board on May 6, 2014, approving a Professional Services Agreement to U.S. Cost Inc. d/b/a RIB U.S. Cost for Professional Cost Estimating and Scheduling Services for MDAD for a contract term of three years and reserves the right to extend the agreement for up to two separate one year periods in an amount of 10,025,000.00

<http://intra/gia/matter.asp?matter=140735&file=true&yearFolder=Y2014>

Resolution No. R-477-18, adopted by the Board on May 1, 2018, directing the County Mayor, to disclose to the board reasons goods and services are not being procured through local businesses when recommendation is to award contract to non-local vendor or establish a prequalification pool of vendors where less than 75% of the pool members are local businesses.

<http://intra/gia/matter.asp?matter=180822&file=true&yearFolder=Y2018>

Resolution No. R-1011-15, adopted by the Board on November 3, 2015, Directs the Mayor to require that vendors provide addresses of all local branch offices and headquarters and the number and percentage of local residents such vendors employ, and directs the Mayor to include such information in the memorandum to Board pertaining to vendor being recommended for contract award.

<http://www.miamidade.gov/govaction/matter.asp?matter=152271&file=true&yearFolder=Y2015>

Resolution No. R-187-12, adopted by the Board on February 21, 2012, Directs the Mayor to include due diligence information in memoranda recommending certain contract awards.

<http://www.miamidade.gov/govaction/matter.asp?matter=120287&file=true&yearFolder=Y2012>

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Resolution No. R-140-15, adopted by the Board on February 3, 2015, Directs the Mayor to conduct a full review of the scope, prior to the re-procurement of replacement contracts for goods or services to ensure such contracts reflect the current needs of the County, to include information in recommendations to the Board, and to consult with the Small Business Development Division regarding solicitation contract language.

<http://www.miamidade.gov/govaction/matter.asp?matter=150090&file=true&yearFolder=Y2015>

Implementing Order (I.O.) 3.38, adopted by the Board on March 18, 2016, Governs the County's processes and procedures for the purchase of goods and services including professional services. It establishes the roles and responsibilities of the Internal Services Department, methods of purchasing goods and services, and the authority to award contracts. Contains requirements for access contracts, emergency purchases, bid waivers, confirmation purchases, and sole sources.

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/IO3-38.pdf>

PROCEDURAL HISTORY

Prime Sponsor: None

Department/Requester: Internal Services Department

There is no procedural history on this item at this time.

ANALYSIS

This item is requesting Board authorization for approve for the purchase of professional cost estimating and scheduling services in an amount not to exceed \$33,084,000.00 for an initial five-year term plus one five year option to renew term, to U.S. Cost Incorporated d/b/a Rib U.S. Cost, for the Miami-Dade Aviation Department (MDAD).

The purpose of this award recommendation is to provide MDAD directly support on projects that are currently in the planning, design and construction phases, as well as proposed construction projects within the County's airport system. The required support services include, but are not limited to, preparation of estimates, analysis of project schedules, performance of risk analysis, development of risk mitigation, and analysis/evaluation of claims. There are no evaluations for this firm in both the Capital Improvements Information system (CIIS) and the Bid Tracking System (BTS)

The fiscal impact of the proposed contract is \$16,542,000.00, for a five-year term. The current contract (RFQ No. MDAD 13-02) was valued at \$10,025,000.00 for a five-year term which expires on May of 2019. U.S. Cost Incorporated was the firm awarded the current contract. The annual allocation for the current contract is \$2,005,000.00 the proposed contract's (RFQ-MDAD-17-02) annual allocation is forecasted to be \$3,308,400.00. an increase of \$1,303,400.00 annually. The mayoral memo states that the cumulative amount for this contract is \$33,084,000, however OCA could not verify that amount in the bid tracking system (BTS).

A request for qualifications was conducted on December 1, 2017 and four vendors responded on February 16, 2018 (submittal deadline), which were Hill International, Inc., PMA Consultants, LLC., PSA Constructors, Inc., and U.S. Cost Incorporated dba RIB U.S. Cost. Sixty six firms were notified and outreach was conducted to 379 SBE Certified firms.

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The ranking by the competitive selection committee of the four firms is illustrated below:

Firm	Technical Score (Max 500)	SBE-G&S (20%)
U.S. Cost d/b/a RIB U.S. Cost	474	43%
Hill International, Inc.	463	20%
PMA Constructors, L.L.C.	449	30%
PSA Constructors, Inc.	431	20%

The services are broken down as follows:

Prepare project estimates at various stages of construction, establish budgets, prepare cost escalations, analyze bids, assess proposals, participate in negotiations, and support project coordination, pre-construction services and administration.
Prepare and analyze project schedules using Primavera Project Planner version 7, or other software as required, at various levels of planning, funding, design and construction.
Support the development of specifications, contract requirements, review contractors schedules, delay claims and time impact analyses.
Provide cost and cash flow projections for funding needs.
Assist in providing data for official statements for bond offerings.
Support modification of procedures, processes and systems to meet evolving needs and departmental goals.
Analyze monthly schedules, track progress, and timely completion of construction projects and prepare recommendations as a result of such analyses.
Recommend language to be included in contract documents relating to schedules, payments and claims to allow for project completion.
Support MDAD with claims arising from the design and construction of projects.

Firm U.S. COST INCORPORATED D/B/A RIB U.S. COST was cross referenced in the Sunbiz, the official website of the Florida Division of Corporations and it shows an active status. The principal address for this firm on the website is 1200 Abernathy Road NE, Building 600, Suite 950, Atlanta, GA 30328. A search was conducted in the Tax collectors office's website under the names U.S. Cost Incorporated as well as RIB U.S. Cost and no results were found. Please note that the Mayor's memo does reference a local address of 11900 Biscayne Boulevard, Suite 620, Miami, FL 33181. OCA is unable to verify this firm's local status at this time.

The Division of Policy and Legislation of OCA performed a search of the following commodity codes 91815 (Architectural Consulting) 36 SBE G&S firms were identified, 91831 (Construction Consulting) 284 SBE G&S firms identified, 91842 (Engineering Consulting) 87 SBE G&S firms identified, 92544 (General Construction Management, Scheduling, Cost Estimation – Engineering) 9 SBE G&S firms identified, and 95826 (Construction Management Services) 50 SBE G&S firms identified, on the Business Management Workforce System on January 15, 2019.

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Research Notes**

Item No. 3G

File No. 183028

Researcher: MF Reviewer: TD

RESOLUTION APPROVING AWARD OF CONTRACT NO. RFP-MDAD-07-17 TO DESIGNA ACCESS CORPORATION FOR THE PURCHASE OF PARKING ACCESS AND REVENUE CONTROL SYSTEM FOR THE MIAMI-DADE AVIATION DEPARTMENT IN A TOTAL AMOUNT NOT TO EXCEED \$9,910,601.00 OVER THE INITIAL THREE-YEAR TERM AND FIVE-YEAR OPTION TO RENEW TERM; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE SAME FOR AND ON BEHALF OF MIAMI-DADE COUNTY AND TO EXERCISE ALL PROVISIONS OF THE CONTRACT, INCLUDING ANY CANCELLATION, RENEWAL AND EXTENSION PROVISIONS PURSUANT TO SECTION 2-8.1 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA AND IMPLEMENTING ORDER 3-38

ISSUE/REQUESTED ACTION

Whether the Board should approve award of Contract No. RFP-MDAD-07-17 to Designa Access Corporation for the purchase of a Parking Access and Revenue Control System for the Miami-Dade Aviation Department in a total amount not to exceed \$9,910,601.00 over the initial three-year term and five-year option to renew term.

APPLICABLE LEGISLATION/POLICY

Miami-Dade County Code, Section 2-8.1 requires formal sealed bids for purchases over \$250,000; describes the circumstances under which competitive bidding may be waived; establishes requirements for legacy purchases, designated purchases, and provides that procurement procedures shall be established via an Implementing Order.

https://library.municode.com/fl/miami-dade-county/codes/code-of-ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.1COPUGE

Implementing Order No. 3-38 sets forth the County's processes and procedures for the purchase of goods and services. The I.O. outlines: the roles and responsibilities of the Internal Services Department; the methods of purchasing goods and services; the authority to award and modify contracts; and the requirements for access contracts, emergency purchases, bid waivers, confirmation purchases and sole sources.

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/IO3-38.pdf>

Resolution No. R-187-12, adopted by the Board on February 21, 2012, directs the County Mayor to include due diligence information in memoranda recommending certain contract awards.

<http://intra/gia/matter.asp?matter=120287&file=true&yearFolder=Y2012>

Resolution No. R-1011-15, adopted by the Board on November 1, 2015, directs the County Mayor to require that vendors provide addresses of all local branch offices and headquarters and the number and percentage of local residents such vendors employ.

<http://intra/gia/matter.asp?matter=152271&file=true&yearFolder=Y2015>

PROCEDURAL HISTORY

Prime Sponsor: None

Department/Requester: Internal Services

The proposed resolution has no procedural history.

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ANALYSIS

Miami International Airport (MIA) is operated by the Miami-Dade Aviation Department and is the second busiest airport in the United States for international passengers. It has a line-up of over 100 air carriers, and is the top U.S. airport for international freight. MIA's vision is to grow from a recognized hemispheric hub to a global airport of choice that offers customers a world-class experience and an expanded route network with direct passenger and cargo access to all world regions.

The proposed resolution seeks the Board's approval of award of Contract No. RFP-MDAD-07-17 to Designa Access Corporation for the purchase of a Parking Access and Revenue Control System (PARCS) for the Miami-Dade Aviation Department in a total amount not to exceed \$9,910,601.00 over the initial three-year term and five-year option to renew term.

This purchase will not replace an existing County contract as the components that comprise the current parking access and revenue collections system at MIA are being maintained by County personnel and various contractors. The current system is beyond its useful life and is considered obsolete.

The new system will improve customer service and support the parking operator's management of the facility, improve efficiency and reduce reoccurring operating cost, and enhance revenue opportunities while enhancing revenue security. The contractor will provide all hardware, software, tools, equipment, materials, labor, data wiring, electrical infrastructure, conduit, installation labor, fiber/copper wiring test equipment and test results, supervision, project management and all other items necessary or proper for installing and maintaining an integrated PARCS at MIA.

The PARCS solution will provide monitored ingress/egress control of all of the public parking facilities owned and operated by MDAD, including Dolphin and Flamingo Garages, Park 1, Park 6, Park 8, the High Vehicle Lot, Valet Parking, Taxi Lot and the Employee Parking facilities.

The PARCS equipment to be supplied will serve the following main functions:

- Be characterized as a state-of-the art, fully on-line, real-time, open-architecture PARCS using single-slot technology at entry lanes, cashiered and automated exit lanes that meet performance standards;
- Provide a means for customer vehicles to enter and exit the airport parking facilities via defined entry and exit locations and collecting appropriate payment for parking in those facilities based on duration, location and discounts, which customers can be afforded;
- Monitor all PARCS equipment and provide alarms to designated locations and personnel in a real-time basis;
- Store all data generated by the PARCS or used by the PARCS for its operation;
- Integrate security controls to ensure that the PARCS data and functionality is protected against unauthorized access;
- Provide complete audit, accountability and traceability of all revenues and fees collected; and
- Include flexibility of the PARCS for expansion of parking facilities and functions throughout the MIA, as well as growth in MIA patronage.

A Request for Proposals was issued under full and open competition. Five proposals were received in response to the solicitation: Designa Access Corporation, HUB Parking Technology USA, Inc., Scheidt & Bachmann USA, Inc., Skidata, Inc. and TIBA Parking Systems. The highest-ranked proposer is being recommended for award.

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According to the Fiscal Impact Statement, the fiscal impact for the initial three-year term is \$8,031,000. Should the County choose to exercise, at its sole discretion, the five-year option to renew, which will be used to obtain maintenance and support only, the cumulative value will be \$9,910,601. As a result of negotiations, staff were able to obtain a reduction in implementation cost in the amount of \$544,969, and the inclusion of alternative bid items in the amount of \$55,785.

ADDITIONAL INFORMATION

Miami International Airport (MIA), located on 3,230 acres of land near downtown Miami, is operated by the Miami-Dade Aviation Department and is the property of Miami-Dade County government. Founded in 1928, MIA now offers more flights to Latin America and the Caribbean than any other U.S. airport, is America's second-busiest airport for international passengers, boasts a line-up of over 100 air carriers and is the top U.S. airport for international freight. MIA is also a leading economic engine for Miami-Dade County and the State of Florida, generating business revenue of \$33.7 billion annually and welcoming 70 percent of all international visitors to Florida.

http://www.miami-airport.com/about_us.asp

According to the Florida Department of State Division of Corporations website (Sunbiz.org), Designa Access Corporation, has an active status as a Foreign Profit Corporation and first filed and registered on 9/28/2018. The principal address is registered as 777 Oakmont Lane, Suite 2000, Westmont, IL 60559. Its registered agent is Universal Registered Agents, Inc., 1317 California Street, Tallahassee, FL 32304.

<http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Designa Access Corporation is the North American subsidiary of a large European Group that develops, manufactures, and installs fully automated parking access and revenue control system solutions.

<https://us.designa.com/>

