

Memorandum



Date: July 16, 2024

Agenda Item No. 8(N)(1)

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

Resolution No. R-676-24

From: Daniella Levine Cava
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava".

Subject: Request to Reject all Proposals for Design-Build Services for the Metrorail Station Refurbishment Project – Government Center Station, CIP134-DTPWW21-DB SPD Project No. DB21-DTPW-09

EXECUTIVE SUMMARY:

This item rejects all proposals received for Design-Build Services for the Metrorail Station Refurbishment – Government Center Station (Project). Prior to receiving proposals for the Project, the Department of Transportation and Public Works (DTPW) identified additional scope integral to the overall improvements of the station, which constituted a material change from the original advertised design-build scope. As such, DTPW will move forward with a final design to incorporate the additional scope (See Attachment 'A' Intended Additional Scope / Descope) before soliciting contractors by the end of 2024 for the project's construction. It is worth highlighting that as part of the proposed rejection, the Department took into account industry feedback and concerns with the scope modifications and the time of the solicitation.

RECOMMENDATION:

It is recommended that the Board of County Commissioners (Board) approve DTPW's request to reject all proposals received under Project DB21-DTPW-09, Design-Build Services for the Metrorail Station Refurbishment – Government Center Station, pursuant to Section 2-10.4 of the Miami-Dade County (County) Code, Chapter 287.055, Florida Statutes, and Administrative Order 3-39.

It is in the best interest of the County to reject all proposals received as DTPW has identified additional scope that will enhance the operation and user experience of the station. The additional scope expands the project boundaries past the Metrorail and Metromover stations to incorporate adjacent access points and areas within the Stephen P. Clark Center and create an identifiable transportation hub. The Project's new scope addresses all originally contemplated improvements and will also include: complete refurbishment to the structure and lighting of the Government Center metrorail station escalator canopy, new cohesive ceiling, wall, lighting, and floor treatments as well as new storefront, skylight, and door glazing and framing for the expanded project boundaries (See Attachment 'A'). DTPW will proceed with a final design and solicit contractors for the Project's construction, thus reducing risks and costs associated with amending the current design-build procurement.

SCOPE:

The Project was let under a single design-build contract including two separate Design Criteria Packages (DCP) prepared by HNTB Corporation and R.E. Chisholm Architects, Inc. The combined DCPs established the minimum design intent and regulatory requirements for the Project's design and construction. The original project scope included the repair and replacement of existing flooring, ceiling, roofing, lighting, and glazing elements as well as general stucco and concrete repairs and associated painting (See Attachment 'B').

DELEGATION OF AUTHORITY:

No authority is delegated to the County Mayor or County Mayor's designee other than the authority to reject all proposals.

FISCAL IMPACT / FUNDING SOURCE:

There is no fiscal impact to the County with the rejection of proposals.

TRACK RECORD/MONITOR:

Josiel Ferrer-Diaz, P.E., Interim Chief Project Delivery Officer/Deputy Director, DTPW.

SBD ASSIGNED CONTRACT MEASURES:

TYPE	GOAL	COMMENT
SBE-Architectural/Engineering	20.00%	Implementing Order 3-32
SBE-Construction	21.75%	Implementing Order 3-22
SBE-Good & Services Goal	1.00%	Implementing Order 3-41
Community Work Force Program (CWP) Goal	10.00%	CWP Amendments to Ordinance 03-1

BACKGROUND:

On April 18, 2022, a Request for Design-Build Services (RDBS) was issued under full and open competition, which included access to the DCP. On May 9, 2022, the Strategic Procurement Department (SPD) received four proposals, through the online portal BidSync, from the following design-builders: 1) NV2A Group, LLC, 2) Burke Construction Group, Inc., (3) Lemartec-OEC JV, LLC, and 4) Magnum Construction Management, LLC. The SPD Architecture & Engineering Unit conducted an inventory of proposals and found that all proposers met the prequalification/technical certification requirements pursuant to the RDBS.

On June 27, 2022, the Competitive Selection Committee (CSC) held the “Step 1 Evaluation of Qualifications” meeting for the Project and reviewed and ranked the qualifications of all four proposals submitted. The CSC voted to shortlist the three highest-ranked design-builders to submit a technical and price proposal, as required by the RDBS, for “Step 2 Technical and Price Proposal” evaluation.

	Firm Local Preference (LP)	Total Qualitative Points	Qualitative Rank	Step 1 Final Ranking
1	NV2A Group, LLC (LP)	425	1	1
2	Lemartec-OEC JV, LLC (LP)	414	2	2
3	Burke Construction Group, Inc. (LP)	388	3	3
4	Magnum Construction Management, LLC (LP)	377	4	4

At this time, DTPW decided to amend the Project's scope, and as such did not proceed further with the Project's procurement or negotiations with the design-builders. Following the various amendments, various proposers expressed concerns with the delays in developing a final scope of work. Since the amendments were significant and the proposers had only responded with qualifications and experience, DTPW staff and the Administration determined that the most viable option to ensure a comprehensive scope and reduce scope modifications and change orders through construction was to reject all proposals and proceed with a complete design for the project. The additional project scope includes complete refurbishment to the structure and lighting of the Government Center metrorail station escalator canopy, new cohesive ceiling, wall, lighting, and floor treatments as well as new storefront, skylight, and door glazing and framing for the expanded project boundaries.

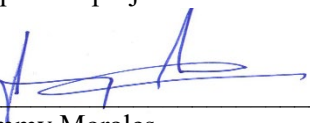

Jimmy Morales
Chief Operations Officer

EXHIBIT A.-Intended Scope/Descope of Work

Project: DB21-DTPW-09 Design-Build Services for the Metrorail Stations Refurbishment
Government Center Station

The intended additional scope / descope is as follows:

- 1) Remove all work scope associated with the installation of new porcelain floor and wall tiles within the revised project limits including the repair of tiles.
- 2) Remove all work scope for the metal slat ceilings and replace with the ceiling design established by ME Engineering for the SPCC. Revise project boundaries.
- 3) Remove all work scope for lighting at the metal slat ceilings and replace with the lighting design established by ME Engineering for the SPCC. Revise project boundaries. Include the lighting in the trough area outside the food court extending from the Metrorail fare collection area to the exterior glazing of the atrium's West side.
- 4) Replace the expansion joint located at the VIP wall . This expansion joint is on the second floor which is located on the west side of the Government Center Metrorail Station, west of the Metrorail fare collection area and immediately west of the Miami-Dade Transit Service Kiosk, which also extends through the terrace on the second floor. In addition, replace the expansion joint on the third level above the second level expansion joint.
- 5) Include the replacement of all interior and exterior storefront glazing, frames and door systems in clear anodized aluminum for the entire complex of buildings except for the SPCC tower building glazing, frames and door systems. Revise project boundaries.
- 6) Revise work scope to include clear anodized aluminum finish for all new skylights throughout the building complex. Revise project boundaries.
- 7) Revise scope to include lightning protection for the entire skylight system. Revise project boundaries.
- 8) Include narrative and Design Guidelines specification to sandblast, rust repair, priming and painting of the steel support structure for the Metrorail Government Center Station escalator canopy.
- 9) Include narrative and Design Guidelines specifications to remove and replace all existing lighting with new LED lighting for the Metrorail Government Center Station escalator canopy.
- 10) Include narrative and design Guidelines specifications to replace two main storm drain sump pumps located at the southern limits of the exterior plaza adjacent to NW 1 Street.
- 11) Include narrative and design Guidelines specifications to replace storm drain piping and rainwater leader within the buildings from the Metrorail tracks, down to the ground floor, underground collection pipe at the janitor's room. Also, replace and reactivate the floor drain and pipe at the Janitor's room.
- 12) Update cost estimate for project to include the revisions, deletions, and additions to the scope of work by HNTB using Chisholm Architect's original cost estimate.

EXHIBIT A.-Intended Scope/Descope of Work

Project: DB21-DTPW-09 Design-Build Services for the Metrorail Stations Refurbishment
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- 13) Revise scope to include language regarding an allowance account for any emergency repairs deemed necessary by DTPW related to the DCP-1 and DCP-2 scopes and that is not included in the overall Metro Center Redevelopment project.
- 14) Revise scope narrative to include, the proposed Benches (Seating) and Windscreens shown in the DCP-2 shall be redesigned by the Design Build Firm and subject to DTPW approval.
- 15) Remove conducting the forty-year recertification inspection work.

EXHIBIT B.-Original Scope of Work

Project: DB21-DTPW-09 Design-Build Services for the Metrorail Stations Refurbishment
Government Center Station

The Original Scope of Work is as follows:

Scope of Services

DTPW has a need to establish a contract for Design-Build Services for the Metrorail Stations Refurbishment – Government Center Station (the Project). The Project will be implemented under a single Design-Build Contract involving the two (2) separate Design Criteria Packages (DCP). The Design-Build firm will use the signed and sealed DCP No. 1 (DCP-1) and DCP No. 2 (DCP-2) (construction drawings and specifications) prepared by the two (2) Design Criteria Professionals, HNTB Corporation (HNTB) and R.E. Chisholm Architects, Inc. (R.E. Chisholm), respectively, to perform the proposed work defined by the contract documents and in compliance with all federal, state and local codes and regulations. The combined DCPs establish the minimum design and regulatory requirements for design and construction, following the goals and design intent for the Project. The Design-Build Firm shall use the contract documents to develop designs that meet the Project's intent. The Design-Build Firm shall expand upon the general framework of the DCPs to develop a level of detail and analysis required for acquiring all the required permits from all Authorities Having Jurisdiction (AHJ) and for the construction of the Project.

For DCP-1 and DCP-2, the work of the Project shall be defined by the contract documents and shall consist of all required work for providing the complete design including signed, sealed and dated final construction drawings and technical specifications by Registered Architect(s) and/or Registered Professional Engineer(s) in the State of Florida and in compliance with all federal, state and local codes and regulations, furnishing all labor, equipment, and materials necessary to complete the scope of work for the proposed improvements to achieve the intent of the final construction drawings and specifications approved by DTPW and permitted by all the AHJ which include, but are not limited to the following:

As an overview, the Scope for DCP-1 includes, but is not limited to:

1. Removal of existing and installation of new roofing above the Metrorail Station platform areas, elevator/mechanical machine rooms, Metromover platform areas and secondary roofs over the fare collection area, and stair canopy above the Metrorail roof.
2. Removal of existing and installation of new lightning protection system at the Metrorail Station platform area, elevator/mechanical machine rooms, Metromover platform areas and secondary roofs over the fare collection area as well stair canopy above the Metrorail roof.
3. Removal of existing and application of new stucco and painting is to be completed at the two elevator/mechanical rooms, at the Metrorail canopy roof, stair well exterior walls and top of stair well parapet walls above the Metrorail roof canopy.
4. Remove and replace all existing skylight glazing within the project limits with impact glazing including atrium skylights spanning between the Steven P. Clarke Center and the East/West Metrorail guideway structure. The DB Contractor shall investigate and verify that all existing skylight structures are sufficient for replacement of the glazing and are in full compliance with current code requirements or determine if the skylight system must be replaced in its entirety. The DB Contractor shall also verify that existing building structures supporting the skylights are sufficient for both the existing or a new skylight system and are in full compliance with current code requirements. The bid should reflect removal and replacement

EXHIBIT B.-Original Scope of Work

Project: DB21-DTPW-09 Design-Build Services for the Metrorail Stations Refurbishment
Government Center Station

of all existing skylight glazing with new inclusive of the structure.

5. All lateral and transverse expansion joints at the Metrorail, Metromover, fare collection and guideway areas within the project limits are to be removed and replaced with new expansion joints appropriate for the specific condition. Replace all paver control joints within the project limits.
6. Install new roof structures, roof drainage and lighting protection system at three (3) existing stair towers.
7. Fire suppression system upgrades include the removal & disposal of all accessible pipes & abandonment of existing portions of concealed pipes, and components. All new fire suppression system pipes, sprinklers and components will be exposed. Modify and/or replace existing fire alarm system as required for operational compatibility with the new fire suppression systems. All work is inclusive of the Metrorail and Metromover platforms, fare collection area within the project limits and as defined in the design criteria drawings.
8. Forty-Year Recertification - The Design Build Contractor will be required, within thirty (90) days following contract award, to conduct a forty-year recertification inspection in accordance with the Miami-Dade County Department of Regulatory and Economic Resources (RER) for structural and electrical safety pursuant to Section 8-11(f) of the Code of Miami-Dade County. The Design-Build Contractor shall be required to make all required repairs or modifications found to be necessary, resulting from the recertification inspection, within the time allotted by the building Department or within the stipulated contract time, unless a written extension is granted by the Building Official.
9. Replacement of all floor and wall tile within the project limits.
10. Replacement of all storefront doors and glazing within the project limits.
11. Addition of mechanical ventilation units on the Metrorail and Metromover platform levels.

As an overview, the Scope for DCP-2 includes, but is not limited to:

1. Station lighting and lighting control upgrades providing proper levels of illumination to meet minimum code requirements.
2. Replacement of ceiling metal slat, expansion joints, metal doors and frames, metal louvers and frames, stucco, and floor tiles. Finishes shall comply with the finishes indicated in the DCP-2 contract documents. The Design-Build Firm shall provide a detailed finish board for review by DTPW and the Design Criteria Professional.
3. Provide full ADA access. The scope includes the identification and removal of physical accessibility barriers, throughout the limits of the Project, to comply with Title II program access requirements of the ADA.
4. Design and perform upgrades to provide direct and uninterrupted access to the station stairs including replacement of handrails, stair's nosing, ADA compliance upgrades, stucco repair and painting, tile repair to ensure safe transition and egress between levels.

EXHIBIT B.-Original Scope of Work

Project: DB21-DTPW-09 Design-Build Services for the Metrorail Stations Refurbishment
Government Center Station

5. Identify, document and repair observed spalled and damaged concrete and structural concrete, throughout the limits of the Project.
6. Replace damaged nosings on stairs and areas of heavy wear.
7. Following DTPW design parameters, design/install new, relocate and correct signage. Also implement new wayfinding signage package. All signage will use the new DTPW Branding.
8. Replacement of exterior panels at existing elevator shafts.
9. Provide plumbing floor drain repair or replacement as necessary. Identify, document and repair floor drain areas requiring repair or replacement of the drainage system.
10. Provide native, low maintenance landscaping and conduct repairs to any existing irrigation system. The landscaping is to enhance pedestrian circulation and enhance the visual quality of the environment.
11. Perform general repairs throughout the limits of the Project, including pressure cleaning, concrete and stucco repairs and painting.
12. Painting of the Government Center Metrorail Station.
13. Removal and replacement of the existing emergency staircases.

The required work for DCP-1 and DCP-2 shall also include all procurement, construction and preparation necessary to obtain approval for the MOT Plan. The MOT plan shall include provisions for safe pedestrian and bicycle traffic flow. All pedestrian traffic/flow must comply with the ADA. No work shall encroach on to adjoining properties.

The Project must comply with the required "best green practices" (as applicable) per County Ordinances and Resolution:

Cool Roofs (Resolution R-1103-10 and Resolution R-54-18)

Solar Hot Water and Solar Photovoltaic Feasibility Evaluation (Resolution R-303-17)

Benchmarking Energy and Water Use and use of Energy Star Certified products when available (Resolution R-228-09, Resolution R-918-12, and Resolution R-795-12)

Water Submeters Required for New Multifamily Residential Developments (Ordinance 08-14 and Section 8A-381(c) of the Miami-Dade County (County) Code)

Electric Vehicle Charging Stations (Ordinance 19-17)

Life Cycle Cost Analysis (County Administrative Order 11-3)

Green Procurement Preference Program (Resolution 1053-09)



MEMORANDUM

(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: July 16, 2024

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(1)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(N)(1)
7-16-24

RESOLUTION NO. R-676-24

RESOLUTION REJECTING ALL PROPOSALS RECEIVED IN
RESPONSE TO PROJECT NO. DB21-DTPW-09 FOR DESIGN-
BUILD SERVICES FOR THE METRORAIL STATIONS
REFURBISHMENT – GOVERNMENT CENTER STATION

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board rejects all proposals received in response to Project No. DB21-DTPW-09 for Design-Build Services for the Metrorail Stations Refurbishment – Government Center Station. A copy of the solicitation document and the proposals received in response are on file with and available upon request from the Strategic Procurement Department.

The foregoing resolution was offered by Commissioner **Eileen Higgins**, who moved its adoption. The motion was seconded by Commissioner **Oliver G. Gilbert, III** and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman	aye		
Anthony Rodríguez, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	absent	Sen. René García	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Kionne L. McGhee	absent	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 16th day of July, 2024. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to be "B. Libhaber".

Bruce Libhaber