

Agenda Item No. 8(J)(1)

Date: July 16, 2025

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

Resolution No. R-704-25

From: Daniella Levine Cava
County Mayor *Daniella Levine Cava*

Subject: Resolution Ratifying Contract Award Recommendation for Design-Build Services for New Cruise Terminal G Program (Contract No. 2022-010; SPD Project No. DB23SP01) pursuant to the Seaport Capital Improvement Programs Expedite and Acceleration Ordinance; Section 2-8.2.15 of the Miami-Dade County Code

Executive Summary

This item recommends that the Board of County Commissioners (Board) ratify the County Mayor or County Mayor's designee's execution of Contract No. 2022-010, SPD Project No. DB23SP01, Design-Build Services for the New Cruise Terminal G Program (the Contract) between Miami-Dade County (County) and Lemartec-NV2A JV, LLC (Firm) in the amount not to exceed \$344,798,861.57, pursuant to the Miami-Dade Seaport Department (Seaport or PortMiami) Capital Improvement Programs Expedite and Acceleration Ordinance, set forth in section 2-8.2.15 of the Code of Miami-Dade County (Seaport Expedite Ordinance).

The Cruise Terminal G Program at PortMiami involves the construction of a state-of-the-art cruise terminal designed to meet LEED Silver certification, with the capacity to accommodate up to 7,000 passengers. The new terminal will include a multi-level parking garage, an intermodal facility, and other critical infrastructure to support large cruise ships such as the Icon-class vessels. This contract supports the previously Board approved Cruise Terminal Usage Agreement with Royal Caribbean Group (RCG) through, Resolution No. R-1104-22, that is expected to generate a net positive fiscal impact to the County of \$2.5 billion and gradually increasing passenger movements up to 2.1 million through the conclusion of the 36-year term, which is inclusive of three 7-year extensions.

Recommendation

It is recommended that the Board adopt the accompanying resolution ratifying the County Mayor or County Mayor's designee's execution of the Contract in an amount not to exceed of \$344,798,861.57, pursuant to the Seaport Expedite Ordinance.

Delegated Authority

The Contract was awarded pursuant to the Seaport Expedite and Acceleration Ordinance, which delegates authority to the County Mayor or the County Mayor's designee to award, execute, and implement contracts for previously funded capital projects and related goods and services for projects identified in the Seaport's Multi-Year Capital Plan's Capital Improvements Program, without the need for prior Board approval, but subject to ratification by the Board. Prior to ratification by the Board, PortMiami will administer the Contract and, accordingly, will exercise all rights contained within the Contract.

Utilization of the Seaport Expedite and Acceleration Ordinance requires:

- i. The award value of the contract and operational considerations have been reviewed and approved by the Office of Management and Budget; and
- ii. The base value of a recommended award does not exceed the Seaport Department's base estimate by more than twenty percent (20%); and
- iii. The contractor or consulting firm receiving the award has an average evaluation rating of 2.5 or higher in the Capital Improvement Information System (CIIS) database and has no outstanding debts or goal deficits, and has submitted the required insurance(s), bonds, affidavits and documentation provided for as a condition of award; and
- iv. None of the bidders have filed a timely bid protest pursuant to Sections 2-8.3 and 2-8.4 of the Code and Implementing Order 3-21.

Scope

PortMiami is located within District 5, represented by Commissioner Eileen Higgins. The impact of this item is countywide as PortMiami is a regional asset and generates employment for residents throughout Miami-Dade County.

Fiscal Impact/Funding Source

This item request ratification of a contract in the total amount of \$344,798,861.57, funded out of Seaport Future Financing. The total amount is inclusive of a base bid amount of \$301,119,253.00; a contingency allowance amount of \$30,111,925.30; a dedicated allowance amount (permits) of \$8,472,133.59; and an Art in Public Places amount of \$5,095,549.68. Additional fiscal impact and funding source information is detailed in Exhibit A and the other accompanying attachments.

Track Record/Monitoring

Andrew Hecker, Seaport Deputy Director, and Helga Sommer, Acting Assistant Director of Capital Development for the Seaport Department, will oversee the implementation of this project.

Due Diligence/Safety Information

Pursuant to Resolution No. R-187-12, the Strategic Procurement Department (SPD) conducted due diligence in accordance with SPD's Procurement Guidelines to determine vendor responsibility including verifying corporate status and that no performance or compliance issues exist. The lists referenced included: Capital Improvements Information System, Office of Small Business Development database, Sunbiz, Tax Collector's Office, convicted vendors, debarred vendors, delinquent contractors, suspended vendors, and federal excluded parties list. Also examined as part of this due diligence: Florida Division of Business and Professional Regulation and the Office of Safety and Health Safety Administration in accordance with Resolution R-1181-18. There were no adverse findings relating to Firm responsibility.

Background

On April 5, 2016, the Board approved the Seaport Expedite Ordinance authorizing the County Mayor or County Mayor's designee to award, execute, and implement contracts for previously funded capital projects and related goods and services for projects identified in the Seaport's Multi-Year Capital Plan's Capital Improvements Program, without the need for prior Board approval, but subject to ratification by the Board. The accelerated approval process, provided through the Seaport Expedite Ordinance, reduces the time period to award a contract by approximately 60 days to assist the Seaport Department in meeting its tenant commitments and project deadlines.

Additionally, on November 15, 2022, through Resolution No. R-1104-22, the Board authorized the County Mayor or the County Mayor's designee to approve the Cruise Terminal Usage Agreement between the County and RCG to competitively procure and contract for capital improvements in connection with the design and construction of new Cruise Terminal G under the terms of the Seaport Expedite Ordinance.

The Cruise Terminal G Program at PortMiami involves the construction of a state-of-the-art cruise terminal designed to meet LEED Silver certification, with the capacity to accommodate up to 7,000 passengers. The new terminal will include a multi-level parking garage, an intermodal facility, and other critical infrastructure to support large cruise ships such as the Icon-class vessels. This contract is expected to generate a net positive fiscal impact to the County of \$2.5 billion and gradually increasing annual passenger movements from its current annual amount of 600,000 passenger movements to 2.1 million annual passenger movements through the conclusion of the 36-year term, which is inclusive of three 7-year extensions.

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

Exhibit A includes the details of the competitively bid award for which ratification is being requested. Exhibit A contains the information bulleted below for the contract award:

- Item Number
- Department Name
- Type of Solicitation
- Contract Type
- Contract No./Project No.
- Project Name
- Firm Awarded
- Commission District
- Contract Amount
- Funding Source(s)
- Estimated Start Date/Estimated End Date
- Contract Measures: SBE-A/E; SBE-Construction; SBE-Services; SBE-Goods
- Brief Project Description

Exhibit B is the recommendation to award the contract referenced as Item No. 1 in this memorandum. The contract listed is executed by the County Mayor or County Mayor's designee in accordance with Seaport Expedite Ordinance. Copies are available from the Intergovernmental Affairs Division of the Seaport Department upon request.



Jimmy Morales
Chief Operating Officer

EXHIBIT A

EXHIBIT A

Ratification of Contract Awards Authorized by the Seaport Acceleration Ordinance

New Cruise Terminal G Program
Project No. DB23SP01
Contract No. 2022-010

Item No.	1
Department Name	Miami-Dade County Seaport Department
Type of Solicitation	County Bid Process
Contract Type	Design Build
Project No.	DB23SP01
Contract No.	2022-010
Project Name	New Cruise Terminal G Program
Firm Awarded	Lemartec-NV2A JV, LLC
Commission District	District 5 - Honorable Eileen Higgins
Contract Amount	\$344,798,861.57
Funding Source(s)	Seaport Future Financing
Operations Cost	\$65,000 per month
Maintenance Cost	\$28,000 per month
Start Date and End Date	May 7, 2025 to November 1, 2027
Contract Measures (SBE-Construction; SBE-Services; SBE-A&E; and CWP)	<ul style="list-style-type: none"> • SBE-Construction: 8.92% (Est. Value \$27,709,524.93) • SBE-A&E: 18.00% (Est. Value \$3,705,530.40) • SBE-Goods/Svcs: 2.00% (Est. Value \$6,212,897.97)
Brief Project Description	The scope of work under this Contract includes the demolition of the existing Cruise Terminal G and the Port Administration Building to facilitate the construction of a new, state-of-the-art, multi-story cruise terminal and a nine-level parking garage. The garage will provide approximately 2,148 parking spaces and include a ground-level ground transportation area (GTA).

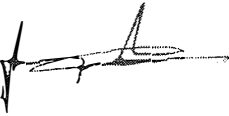
EXHIBIT B


Memorandum



Date: April 18, 2025

To: Daniella Levine Cava
Mayor

Through: Jimmy Morales
Chief Operations Officer 

From: Hydi Webb
Director 
Seaport Department

Subject: Contract Award Recommendation for Design-Build Services for New Cruise Terminal G Program – Contract No.: 2022-010; SPD Project No.: DB23SP01

EXECUTIVE SUMMARY

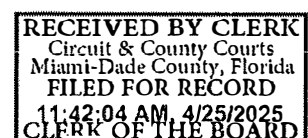
This recommendation for Award for Design-Build Services Agreement has been prepared by the Seaport Department (Seaport or PortMiami) and is recommended for approval for a total contract amount not to exceed \$344,798,861.57 to Lemartec-NV2A JV, LLC (Firm). This amount is inclusive of a base bid amount of \$301,119,253.00; a contingency allowance amount of \$30,111,925.30; a dedicated allowance amount (permits) of \$8,472,133.59; and an Art in Public Places amount of \$5,095,549.68. This item will be presented for execution before the Board of County Commissioners (Board) as authorized under Section 2-8.2.15 of the Miami-Dade County Code—the Seaport Capital Improvement Expedite and Acceleration Ordinance (Seaport Expedite and Acceleration Ordinance).

The use of the Seaport Expedite and Acceleration Ordinance is consistent with the Board's direction at its November 15, 2022 meeting, via Resolution No. R-1104-22, that authorized the County Mayor or the County Mayor's designee to competitively procure and contract for capital improvements in connection with the design and construction of new Cruise Terminal G (CTG) for Royal Caribbean Cruises Ltd., d/b/a Royal Caribbean Group (RCG) The County conducted competitive procurement in accordance with all applicable procurement legislation and awarded the contract to the highest-ranked bidder or proposer.

The Cruise Terminal G project at PortMiami involves the construction of a state-of-the-art cruise terminal designed to meet LEED Silver certification, with the capacity to accommodate up to 7,000 passengers. The new terminal will include a multi-level parking garage, an intermodal facility, and other critical infrastructure to support large cruise ships such as the Icon-class vessels. This contract supports the previously Board approved amendment with RCG that is expected to generate a net positive fiscal impact to the County of \$2.5 billion and gradually increasing passenger movements up to 2.1 million through the conclusion of the 36-year term, which is inclusive of three 7-year extensions.

Multi-Year Capital Project

Design-Build Services for New Cruise Terminal G Program (Project) Contract Number 2022-010 (Contract) between Lemartec-NV2A JV, LLC (Firm) and Miami-Dade County (County), this procurement was conducted pursuant to the Seaport's Expedite and Acceleration Ordinance No. 16-38, Section 2-8.2-15 of the Code. The item is recommended for approval for a total amount not to exceed \$344,798,861.57, inclusive of a contingency allowance amount of \$30,111,925.30, Permit Fees' Dedicated amount of \$8,472,133.59 and Art in Public Places amount of \$5,095,549.68.



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SCOPE

The scope of services includes Port and Waterway Systems Architectural and Engineering, Planning, Design, Construction, and Post Design Services. These services are required to support port operations that are evolving as the industry advances. The Project may include upgrades from all or some of the following components: Provisional Operations; Horizontal and Vertical Circulation Systems; Connection of Passenger Boarding Bridges (PBBs) or Jetways; Site Development; Wharf Access and Improvements; Intermodal Areas; Ancillary Roadways; Modifications and Reconfiguration of Existing Roadways; New Parking Facilities; Overhead Connecting Vehicular and Pedestrian Bridge; Restrooms; Canopies; Wayfinding; Life Safety; ADA Accessibilities; Landscaping and Irrigation; Operational and Security Enhancements, including checkpoints and screening areas; Security and Access Control; Audio/Visual Systems; Furniture, Fixtures and Equipment (FFE); and all related infrastructure, building, and structure work ancillary to the basic work scope.

The selected Design-Build Team shall provide all the necessary investigations; surveys; site investigations; studies; modeling; architectural and engineering designs; including analysis of 'sustainable systems' and at minimum, a "Silver" LEED certification; fire protection; interior design; civil design; structural engineering; mechanical, electrical, and plumbing (MEP) engineering; specialty lighting; information technology (IT); paging; audio/visual (AV) design; building management systems; cost estimates; schedules; baggage conveyor systems - PBBs / Jetways; Art in Public Places; value engineering coordination; construction documents; environmental and building permitting; inspections; demolition; construction; construction administration; review of shop drawings; commissioning; and any supportive ancillary tasks to the primary scope of services to successfully complete all phases of the Project.

All work shall be conducted to meet or exceed professional standards; comply with PortMiami Security requirements; PortMiami Design Guidelines, PortMiami Wayfinding Standards, United States Customs and Border Protection (CBP) Cruise Terminal Design Standards and County Implementing Order No. 8-8 "Sustainable Building Program," where all new construction projects shall be required to attain, at minimum, a "Silver" LEED rating in the version most recently adopted by USGBC under the LEED-NC Rating System. The participation of experienced LEED@AP professionals is required to achieve optimum results in the application of said practices. In addition, ordinances such as the Buy American Iron and Steel Products Procurement Program, Cybersecurity and Information Technology Procurement and Protection Program, the Americans with Disabilities Act, and impacts of Sea Level Rise have been considered for this Project and applied as applicable.

The applicable trades for the construction portion of the Project may include, but are not limited to, those trades responsible for the demolition of existing Cruise Terminal G, PortMiami Administration Building, surrounding structures and surrounding roadways and sites to accommodate the erection of multi-storied Cruise Terminal and Parking Garage, glass curtain wall system, concrete floor slabs, roofing assembly, framing, vertical and horizontal circulation core systems (ex., elevators, escalators (vertical and horizontal) and stairs), interior partitions, drywall and finishing, various ceiling finishes, painting, HVAC systems, main and standby power systems, IT connectivity, communications and networking systems for both tenant and multi-vessel and conduits with fiber optic cables, CAT 6 cabling, security systems with its sub components, (ex., cameras and card readers), connections to explosive detection systems for baggage (supplied by owner), body and baggage scanners (supplied by owner), central paging system, asphalt paving, canopies, possible vehicular and pedestrian bridge connection from existing Parking Garage G to the new Parking Garage, relocation of existing underground utilities, relocation and modification of existing systems required by Terminal F which currently are located and fed through the existing and proposed Terminal G, modifications to existing Parking Garage G, reconfiguration of the existing roadway system, roadway lighting, curbs, drainage, striping, bollards, landscaping with irrigation system, plumbing systems, electrical/electronic systems, specialty lighting systems, fire protection, fire alarm system, interior/exterior signage, and wayfinding.

The Project is located west of existing Cruise Terminal F at PortMiami. All scope of work shall be conducted within an operationally active and secured area. The design and construction services rendered by the Design-Builder are intended to result in a complete, functional, and operable modern cruise terminal complex consisting of the following three (3) areas:

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

Area 2 shall include but is not limited to the relocation of existing underground utilities, demolition of the existing PortMiami Administration Building including all foundation systems, mechanical, electrical, plumbing, fire protection, and fire alarm systems, surrounding structures and site(s), demolition of a portion of Parking Garage G to accommodate new vehicular and pedestrian connection bridge. The new construction of a multi-story Parking Garage, integrated Ground Transportation Area (GTA), vertical circulation (ex., elevators and stairs shall be provided). Security access and CCTV, Telecommunications/AV/IT access control, and a complex wide paging system shall be included. Electrical and Local Area Network (LAN) rooms and other ancillary spaces (e.g., backup generator room, storage, and UPS), drainage, striping, landscaping with irrigation, integrated parking system, along with wayfinding and signage critical to the functions of the Parking Garage. New vehicular and passenger bridge connecting existing Parking Garage G to the new Parking Garage. The demolition of existing chiller plant located to the east of existing Parking Garage G, including all existing infrastructure, support systems, concrete pads, cabling/piping, etc.

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

This Project is located at Dante B Fascell Port of Miami-Dade in Commission District 5, which is represented by Commissioner Eileen Higgins.

DELEGATED AUTHORITY

This Design-Build Service Agreement was awarded pursuant to the Seaport Expedite and Acceleration Ordinance, which delegates authority to the County Mayor or the County Mayor's designee to award, execute, and implement contracts for previously funded capital projects and related goods and services for projects identified in the Seaport's Multi-Year Capital Plan's Capital Improvements Program, without the need for prior Board approval, but subject to ratification by the Board. Prior to ratification by the Board, PortMiami will administer the Design-Build Services Agreement and, accordingly, will exercise all rights contained within the agreement.

BACKGROUND

The Cruise Terminal G project at PortMiami involves the construction of a state-of-the-art cruise terminal designed to meet LEED Silver certification, with the capacity to accommodate up to 7,000 passengers. The new terminal will include a multi-level parking garage, an intermodal facility, and other critical infrastructure to support large cruise ships such as the Icon-class vessels. This contract supports the Cruise Terminal Usage Agreement with RCG approved by the Board through Resolution No. R-1104-22 that is expected to generate a net positive fiscal impact to the County of \$2.5 billion and gradually increasing annual passenger movements from its current annual amount of 600,000 passenger movements to 2.1 million annual passenger movements through the conclusion of the 36-year term, which is inclusive of three 7-year extensions.

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

When it was initially adopted in November 2022, the Cruise Terminal Usage Agreement provided for a maximum project budget of \$225 million for the Cruise Terminal G project. During the planning and early design phases of the project, it became clear that the \$225 million maximum project budget was unrealistic. Accordingly, on November 7, 2023, the Board approved Resolution No. R-979-23, which authorized the execution of the First Amendment to the Cruise Terminal Usage Agreement. Under the First Amendment, RCG and the County agreed to revise the maximum project budget to \$325 million.

A Request for Design-Build Services (RDBS) was issued under full and open competition under Strategic Procurement Department's (SPD) Project Number DB23SP01 on February 15, 2024. Three (3) proposals were received by the submittal date of April 18, 2024. Two (2) of the respondents were found to be in compliance with the technical certification requirements and Small Business Enterprise – Architecture and Engineering goals established for this solicitation (Refer to Attachment 1 – SBD Compliance Review). As such, the Competitive Selection Committee (CSC) appointed by the County Mayor conducted a First-Tier Meeting on June 5, 2024. The firms were evaluated in accordance with Section 2-10.4 of the Code of Miami-Dade County, Fla. (Code), Implementing Order No. 3-34, and Administrative Order No. 3-39. The CSC voted to advance both proposers to submit technical and price proposals for the Step 2 evaluation process.

However, on June 21, 2024, Suffolk-OEC, JV, one of the short-listed proposers, withdrew from participation in this solicitation.

As such, one proposal was received on August 28, 2024, and the Second-Tier phase was conducted on September 19, 2023. During the Second Tier (oral presentations) the proposer was evaluated as follows: Knowledge of Similar in Scope of Work, Qualifications of Prime and Team members, and Ability of rendering services within budget. Second Tier results were as follows: 455 Qualitative Points with an Adjusted Bid of 692,518. At the conclusion of the Second Tier (oral presentations) Lemartec-NV2A Joint Venture, LLC was recommended for negotiations by the CSC. The County Mayor's designee, Director of the Strategic Procurement Department concurred with the CSC (Refer to Attachment 2 – Report of Complete Selection Committee).

Negotiations began on October 6, 2024 and concluded on March 14, 2025. At the conclusion of negotiations, the CSC arrived at a not-to-exceed price of \$344,798,861.57, which the CSC considered reasonable to complete all tasks associated. Based on the above, it is recommended that this Agreement be awarded not to exceed the amount of \$344,798,861.57 (inclusive of a contingency allowance amount of \$30,111,925.30, Permit Fees' Dedicated amount of \$8,472,133.59 and Art in Public Places amount of \$5,095,549.68) to Lemartec-NV2A Joint Venture, LLC.

Because the not-to-exceed price exceeds the \$325 million maximum project budget established in the First Amendment to the Cruise Terminal Usage Agreement, the County and RCG have engaged in further negotiations regarding an increase to the maximum project budget and have agreed to a revised amount of \$363 million with the

County bearing all risks of overruns (unless such overruns are caused by RCG-requested changes) and the benefit of all project savings. The pre-existing capital recovery surcharge obligations will apply to the revised amount in the same proportion. A separate item will be presented to the Board seeking approval of the Second Amendment to the Cruise Terminal Usage Agreement, memorializing the foregoing amendments.

The Seaport Expedite and Acceleration Ordinance

On April 5, 2016, the Board approved Ordinance No. 16-38 authorizing the County Mayor or County Mayor’s designee to award, execute, and implement contracts for previously funded capital projects and related goods and services for projects identified in the Seaport’s Multi-Year Capital Plan’s Capital Improvements Program, without the need for prior Board approval, but subject to ratification by the Board. The accelerated approval process, provided through the Seaport Expedite and Acceleration Ordinance, reduces the time period to award a contract by approximately 60 days to assist the Seaport Department in meeting its tenant commitments and project deadlines (attached hereto).

On November 15, 2022, through Resolution No. R-1104-22, authorized the County Mayor or the County Mayor’s designee to approve the Cruise Terminal Usage Agreement between the County and RCG and competitively procure and contract for capital improvements in connection with the design and construction of new Cruise Terminal G (CTC) under the terms of the Seaport Expedite Ordinance.

In accordance with the Seaport Expedite and Acceleration Ordinance, the recommended award to Lemartec-NV2A JV, LLC: (1) has been reviewed and approved by OMB; (2) has a base value that does not exceed the Seaport’s base estimate by more than 20 percent; and (3) is to a firm Lemartec that has an average evaluation rating of 2.5 or higher in the Capital Improvement Information System, and has no outstanding debts or goal deficits. The recommended agreement contains a Code-compliant termination-for-convenience provision that will be exercised if the Board does not ratify the County Mayor or County Mayor’s designee’s execution of the Design-Build Services Agreement.

FISCAL IMPACT/FUNDING SOURCE

This Contract is valued at \$344,798,861.57 with a Substantial and Final Completion as outlined in the Design-Build Service Agreement. See table below for a breakdown and further details.

Base Contract Amount	Contingency Amount	Dedicated Allowance Amount	Permit Fees Amount	Art in Public Places Amount
\$301,119,253.00	\$30,111,925.30	N/A	\$8,472,133.59	\$5,095,549.68

The project [is in/is not in] the Adopted Budget and Multi-Year Capital Plan. See table below for further details.

Revenue Name	Program No. & Description	Project No.	Fund Code	Funding Amount
Seaport Future Financing	2000001291 – Cruise Terminal G - New: Proposed Budget and Multi-Year Capital Plan for FY 25-26	3002394	C9999	\$344,798,861.57

See table below for specific funding types, and whether they are applicable to this item.

Funding Type	Applicable (Yes or No)
People's Transportation Plan (PTP)	No
General Obligation Bond (GOB)	No
American Recovery and Reinvestment Act (ARRA-Economic Stimulus)	No

TRACK RECORD/MONITOR

The designated staff contact to track and monitor this contract is Contract Manager: Frank Ramirez, (305) 347-5508, Frank.Ramirez@miamidade.gov and Project Manager: Lazaro Alvarez (305) 347-4891, Lazaro.Alvarez@miamidade.gov.

VENDOR RECOMMENDED FOR AWARD

The table below depicts a summary of the recommended design-builder.

Vendor Name	Principal Address	Local Address	Number of Employee Residents*	Principal
			1) Miami-Dade County 2) Percentage (%)	
Lemartec-NV2A JV, LLC	3390 Mary Street, Suite 166, Coconut Grove, FL 33133	3390 Mary Street, Suite 166, Coconut Grove, FL 33133	Lemartec - 89 NV2A - 59	Manuel Garcia-Tunon
			Lemartec - 47.3% NV2A - 74.68%	

*Pursuant to R-1011-15, the percentage of employee residents is the percentage of the vendor's employees who reside in Miami-Dade County as compared to the vendor's total workforce.

A review of the County's Capital Improvements Information System showed the Lemartec Corporation has a total of 3 evaluations with an average for all evaluations of 3.5 out of a possible maximum score of 4.0. NV2A has no evaluations reported in CIIS.

According to the Firm History Report, as provided by the Small Business Development Division of the Internal Services Department, within the last years, 3 and 5 years, Lemartec Corporation has received five (5) contracts with a total value of \$246,842,528.00 and NV2A Group, LLC has received one contract with a total value of \$66,530,556.00.

The sub-consultants/subcontractors for this project are as Follows:

- Perez & Perez Architects Planners, Inc.
- Wolfberg Alvarez & Partners, Inc.
- Behar Font & Partners PA
- DDA Engineers PA
- EAC Consulting, Inc.
- SDM Consulting Engineers, Inc
- GSLA Design, Inc.
- Nova Consulting, Inc.
- NV5
- EV Services, Inc.
- Gryphon Construction Services, Inc.
- Mastec Civil LLC

- Jensen Hughes, Inc.
- Code Green Compliance LLC

DUE DILIGENCE

Pursuant to R-187-12, the Strategic Procurement Department (SPD) conducted due diligence in accordance with SPD’s Procurement Guidelines to determine vendor responsibility including verifying corporate status and that no performance or compliance issues exist. The lists referenced included: Capital Improvements Information System, Small Business Development Division database, Sunbiz, Tax Collector’s Office, convicted vendors, debarred vendors, delinquent contractors, suspended vendors, and federal excluded parties list. Also examined as part of this due diligence: Florida Division of Business and Professional Regulation and the Office of Safety and Health Safety Administration in accordance with Resolution R-1181-18. There were no adverse findings relating to vendor responsibility.

APPLICABLE ORDINANCES AND MEASURES

Table below depicts various legislative policies, and whether they are applicable.

Title	Legislation	Applicable (Yes or No)	Notations
In-house Capabilities	Resolution R-1204-05	No	Seaport staff evaluated the requirements for this project and determined that the Seaport Department does not have the in-house capabilities to perform the design and construction services due to the multi-discipline expertise and workforce needed for this type of project.
Consultants’ Competitive Negotiation Act	Florida Statute 287.055	Yes	
Local Preference	Code Section 2-8.5	Yes	
Local Certified Veteran Business Enterprise Preference	Code Section 2-8.5.1	Yes	
Small Business Enterprise - Architecture and Engineering	Code Section 2-10.4.01 and Implementing Order 3-32	Yes	18 percent goal
Small Business Enterprise - Construction	Code Section 10-33.02 and Implementing Order 3-22	Yes	8.92 percent goal
Small Business Enterprise - Services	Code Section 2-8.1.1.1.1 and Implementing Order 3-41	Yes	1 percent goal
Small Business Enterprise - Goods	Code Section 2-8.1.1.1.2 and Implementing Order 3-41	Yes	1 percent goal
Responsible Wages and Benefits	Code Section 2-11.16 and Implementing Order 3-24	No	Deleted via Addendum No. 5
Living Wage	Code Section 2-8.9 and Administrative Order 3-30	No	
Sea Level Rise	Ordinance 14-79	Yes	The impact of sea level rise will be considered as part of the design.
Sustainable Buildings Program	Implementing Order 8-8	Yes	LEED Silver Certified

Title	Legislation	Applicable (Yes or No)	Notations
Buy American Iron & Steel Procurement Program	Code Section 2-8.2.6.1	Yes	
Community Workforce Program (Clearing House)	Resolution R-1145-99, Code Section 2-1701 and Implementing Order 3-37	No	Deleted via Addendum No. 5
Residents First Training and Employment	Code Section 2-11.17 and Implementing Order 3-61	No	Deleted via Addendum No. 5
First Source Hiring Referral Program	Section 2-2113 of the County Code	No	Deleted via Addendum No. 5
Employ Miami-Dade Program	Administrative Order 3-63	No	Deleted via Addendum No. 5
Art in Public Places	Code Section 2-11.15	Yes	\$5,095,549.68
Office of Inspector General Fee	Code Section 2-1076	Yes	

CH

BUDGET APPROVAL
FUNDS AVAILABLE:

David Clodfelter
DIRECTOR ONE

04/24/2025

OMB DIRECTOR

DATE

APPROVED AS TO LEGAL
SUFFICIENCY:

Miguel A. Gonzalez
COUNTY ATTORNEY

04/24/2025

DATE

[Signature]

4/25/2025

COUNTY MAYOR'S
DESIGNEE

DATE

CLERK:

ATTEST:
JUAN FERNANDEZ-BARQUIN,
CLERK OF THE COURT AND COMPTROLLER

Eva Osorio
DEPUTY CLERK

5/1/2025

DATE

Eva Osorio - e405757





MEMORANDUM
(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: July 16, 2025

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(J)(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 ____, majority plus one ____, 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) ____, 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 *Daniella Leme Cox* Mayor
Veto _____
Override _____

Agenda Item No. 8(J)(1)
7-16-25

RESOLUTION NO. R-704-25

RESOLUTION RATIFYING ACTION BY COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TAKEN UNDER THE SEAPORT DEPARTMENT'S CAPITAL IMPROVEMENT EXPEDITE AND ACCELERATION ORDINANCE TO AWARD A DESIGN-BUILD SERVICES AGREEMENT FOR THE NEW CRUISE TERMINAL G PROGRAM (CONTRACT NO.: 2022-010; SPD PROJECT NO.: DB23SP01) TO LEMARTEC-NV2A JOINT VENTURE, LLC, IN AN AMOUNT NOT TO EXCEED \$344,798,861.57, INCLUSIVE OF CONTINGENCY AND DEDICATED ALLOWANCE ACCOUNTS; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE ALL PROVISIONS CONTAINED THEREIN

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:

Section 1. Incorporates the foregoing recital as if set forth fully herein.

Section 2. Ratifies the action of the County Mayor or County Mayor's designee taken under the Seaport Department's Capital Improvement Expedite and Acceleration Ordinance, section 2-8.2.15 of the Code of Miami-Dade County, to award a Design-Build Services Agreement for the New Cruise Terminal G Program (Contract No. 2022-010; SPD Project No.: DB23SP01) to Lemartec-NV2A Joint Venture, LLC in an amount not to exceed \$344,798,861.57, inclusive of contingency and dedicated allowance accounts.

Section 3. Authorizes the County Mayor or County Mayor’s designee to exercise the provisions contained in such Design-Build Services Agreement. The original contract documents are on file with and are available upon request from the Intergovernmental Affairs Division of the Seaport Department.

The foregoing resolution was offered by Commissioner **Marleine Bastien**, who moved its adoption. The motion was seconded by Commissioner **Danielle Cohen Higgins** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 16th day of July, 2025. 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.

MAG

Miguel A. Gonzalez