

**MIAMI-DADE COUNTY, FLORIDA
REQUEST FOR DESIGN-BUILD SERVICES (RDBS)
PORTMIAMI
DESIGN-BUILD SERVICES FOR NEW CRUISE TERMINAL G
PROGRAM
STRATEGIC PROCUREMENT DEPARTMENT (SPD) PROJECT NO. DB23SP01**

The County Mayor, Miami-Dade County, pursuant to Chapter [287.055](#) of Florida Statutes, and Sections [2-8.1](#) and [2-10.4](#) of the Miami-Dade County Code, Implementing Order (“I.O”) [3-34](#), Administrative Order (“A.O.”) [3-39](#) announces that PortMiami will require design-build services for its new Cruise Terminal G (CT-G) program.

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 - Art in Public Places; value engineering coordination; construction documents; environmental and building permitting; inspections; demolition; construction; construction administration; review of shop drawings; commissioning; integration of IT systems, and any supportive ancillary tasks to the primary scope of services to successfully complete all phases of the project.

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 with a potential Office shell space component above the new Garage, glass curtain wall system, exterior cladding/mesh 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, BDA/DAS system, asphalt paving, canopies, may include a 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), and may include the 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 (ex., 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. It may include 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.

Project Milestones:

Anticipated Notice to Proceed Date: May 16, 2025

Substantial Completion Date: October 1, 2027

Final Completion Date: December 1, 2027

Preferred Experience and Qualification Requirements for the Design-Build Team:

1. Lead A/E is preferred to have completed three (3) projects in the last ten (10) years of similar scope and delivery schedule as described in the scope of services denoted above and must have a minimum of two (2) active Florida State registered licensed professional Architects and/or Engineers assigned to the project at time of award and throughout the duration of the project.
2. A/E Sub-consultants are preferred to have completed two (2) projects in the last ten (10) years of similar scope and delivery schedule as described in the scope of services denoted above and must have a minimum of two (2) active Florida State registered licensed professional Architects and/or Engineers assigned to the project at time of award and throughout the duration of the project.
3. Lead Constructor is preferred to have completed three (3) projects in the last ten (10) years of similar scope and delivery schedule.

Preferred Construction Contractor Key Personnel Experience and Qualifications:

4. Preferred position experience of Design-Build Team Key Personnel are as follows:

Ten (10) years of experience and/or three (3) projects of similar construction scope and delivery schedule in a similarly responsible position for each of the following Key Personnel is preferred:

- a. Lead Construction Manager
- b. Assistant Lead Construction Manager

Lead Constructor shall submit at the time of the proposal submittal deadline, the name of the Lead Construction Manager who meets the preferred experience described in No. 4 above, and the name of the Assistant Lead Construction Manager, with equal qualifications, in the event the Lead Construction Manager leaves the firm.

TECHNICAL CERTIFICATION REQUIREMENTS

- 5.02 PORT AND WATERWAY SYSTEMS - ARCHITECTURAL DESIGN (LEAD A/E)**
- 5.03 PORT AND WATERWAY SYSTEMS - CRUISE TERMINAL DESIGN (LEAD A/E)**
- 18.00 ARCHITECTURAL CONSTRUCTION MANAGEMENT (LEAD A/E)**
- 3.02B HIGHWAY SYSTEMS - MINOR HIGHWAY DESIGN
- 3.03 HIGHWAY SYSTEMS - BRIDGE DESIGN
- 5.04 PORT AND WATERWAY SYSTEMS - CRUISE TERMINAL EQUIPMENT DESIGN
- 5.07 PORT AND WATERWAY SYSTEMS – SECURITY SYSTEMS
- 5.10 PORT AND WATERWAY SYSTEMS - TRANSPORTATION SYSTEMS DESIGN
- 6.01 WATER AND SANITARY SYSTEMS - WATER DISTRIBUTION AND SANITARY SEWAGE COLLECTION AND TRANSMISSION
- 8.00 TELECOMMUNICATION SYSTEMS
- 9.02 SOILS, FOUNDATIONS AND MATERIALS TESTING - GEOTECHNICAL AND MATERIALS ENGINEERING SERVICES
- 9.03 SOILS, FOUNDATIONS AND MATERIALS TESTING - CONCRETE AND ASPHALT TESTING SERVICES
- 9.04 SOILS, FOUNDATIONS AND MATERIALS TESTING - NON-DESTRUCTIVE TESTING AND INSPECTIONS
- 10.01 ENVIRONMENTAL ENGINEERING - STORMWATER DRAINAGE DESIGN ENGINEERING SERVICES
- 11.00 GENERAL STRUCTURAL ENGINEERING
- 12.00 GENERAL MECHANICAL ENGINEERING
- 13.00 GENERAL ELECTRICAL ENGINEERING
- 14.00 ARCHITECTURE
- 14.00A INTERIOR DESIGN
- 15.01 SURVEYING AND MAPPING - LAND SURVEYING
- 15.03 SURVEYING AND MAPPING - UNDERGROUND UTILITY LOCATION
- 16.00 GENERAL CIVIL ENGINEERING
- 17.00 ENGINEERING CONSTRUCTION MANAGEMENT
- 20.00 LANDSCAPE ARCHITECTURE

CONTRACT MEASURE REQUIREMENTS

18.00% SBE - A/E goal (Design portion only)

(Refer to – Community Business Enterprise (CBE-A/E) Program for the Purchase of Professional Architectural, Landscape Architectural, Engineering, or Surveying and Mapping Services Implementing Order 3-32)

8.92% SBE - Construction goal (Construction portion only)

(Refer to Community Small Business Program for the Purchase of Construction Services – Implementing Order 3-22)

2.00% SBE – G&S goal (1.00% - SBE-Goods Goal and 1.00% - SBE- Services Goal)

(Refer to – Small Business Enterprise (SBE) Program for the Purchase of Goods and Services Implementing Order 3-41)

10.00% - Community Work Force Program (CWP) Goal

(Refer to the CWP Amendments to Ordinance 03-1)

The Procurement Contracting Officer for this project is Julie Whiteside, who may be contacted via e-mail at: Julie.Whiteside@miamidade.gov.

A pre-submittal project briefing for interested firms will be held on February 26, 2024 via Zoom. While attendance **IS NOT** mandatory, interested parties **ARE ENCOURAGED** to attend.

Deadline for submission of proposals is March 21, 2024 at 2:00 P.M., LOCAL TIME.

This RDBS is being solicited electronically through INFORMS Strategic Sourcing module platform.

Electronic bids are to be submitted through a secure mailbox at INFORMS (<https://supplier.miamidade.gov>) until the date and time as indicated in this Solicitation document. For information concerning technical specifications please utilize the question/answer feature provided by INFORMS at <https://supplier.miamidade.gov> within the solicitation. If there are any questions regarding INFORMS, please contact INFORMS Support at 305-375-5773 or email: ISD-VSS@miamidade.gov.

No part of your proposal can be submitted via HARDCOPY, EMAIL, OR FAX, unless otherwise directed by the solicitation documents.

This solicitation is subject to Miami-Dade County's Cone of Silence pursuant to Section 2-11.1(t) of the Miami-Dade County Code, as amended. Please review Miami-Dade County Administrative Order 3-27 for a complete and thorough description of the Cone of Silence.