

Condensed Title:

REQUEST FOR APPROVAL TO ISSUE A REQUEST FOR QUALIFICATIONS (RFQ) 2014-142-ME FOR A DESIGN CRITERIA PROFESSIONAL (DCP) TO PREPARE THE DESIGN CRITERIA PACKAGE FOR THE MIAMI BEACH CONVENTION CENTER RENOVATION PROJECT, WHICH IS INTENDED TO BE A DESIGN-BUILD CONTRACT.

Key Intended Outcome Supported:

Supporting Data (Surveys, Environmental Scan, etc.): N/A

Item Summary/Recommendation:

On January 15, 2014, the City Commission adopted Resolution No. 2014-28478 which cancelled the previous RFQ (RFQ No. 22-11/12); terminated negotiations with the Master Developer, South Beach ACE (SBACE); and directed the City administration to prepare a new RFP or RFQ for design-build or design services for the renovation of the Convention Center and further directed the City administration to identify potential sites for a Convention Center hotel under a separate but concurrent process.

The reason for the cancellation was to give the City the ability to decouple the program so that the Convention Center renovation can be expedited without the need for a lease and, subsequent, referendum since the project would remain a stand-alone building wholly controlled by the City.

The purpose of the Design Build (DB) approach is to expedite the process and mitigate issues between the architecture/engineering and construction teams. However, the DB approach requires the contracting of a Design Criteria Professional (DCP). The DCP (generally a firm who holds a license to practice architecture, landscape architecture, or engineering) and its consulting engineers, working with the owner, will prepare preliminary design documents along with bid documents for a DB form of agreement (i.e., a Design Criteria Package).

The Design Criteria Package, which can develop the design to at least 30%, communicates the owner's intent and becomes the basis for the DB's future design. The DB approach provides a good alternative to owners who like the benefits that this approach can bring to the project, including: more control over the design, design details, quality of engineering and quality of construction; obtaining a firm price in less time; and, reducing owner's risk.

Under Florida law, Chapter 287.055, the Consultants Competitive Negotiation Act (CCNA), the DB process requires selection of a DCP through the process delineated in the statute. The DCP firm who is selected to prepare the design criteria package is not eligible to render services under a DB contract executed pursuant to the design criteria package. However, the firm can serve as the owner's representative for the City during the selection of the DB firm for the project, evaluate the responses submitted by the DB firms, review and approve for compliance the detailed working drawings for the project and evaluate compliance of the project construction with the Design Criteria Package.

The City recommends that the issuance of the attached RFQ for the selection of the DCP be approved.

Advisory Board Recommendation:

N/A

Financial Information:

Source of Funds:	Amount	Account
	N/A	N/A
Total		

Financial Impact Summary: N/A

City Clerk's Office Legislative Tracking:

Alex Denis, Ext. 7490

Sign-Offs:

Department Director	Assistant City Manager	City Manager
MH <i>[Signature]</i> AD <i>[Signature]</i>	KGB <i>[Signature]</i>	JLM <i>[Signature]</i>

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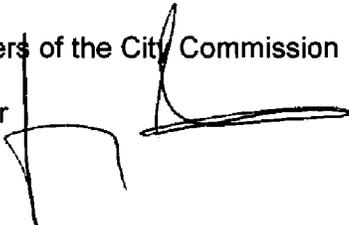


MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager 

DATE: February 12, 2014

SUBJECT: **REQUEST FOR APPROVAL TO ISSUE A REQUEST FOR QUALIFICATIONS (RFQ) FOR A DESIGN CRITERIA PROFESSIONAL (DCP) TO PREPARE THE DESIGN CRITERIA PACKAGE FOR THE MIAMI BEACH CONVENTION CENTER RENOVATION PROJECT, WHICH IS INTENDED TO BE A DESIGN-BUILD CONTRACT.**

ADMINISTRATION RECOMMENDATION

Authorize the issuance of the RFQ.

BACKGROUND

On January 15, 2014, the City Commission adopted Resolution No. 2014-28478 which cancelled the previous RFQ (RFQ No. 22-11/12); terminated negotiations with the Master Developer, South Beach ACE (SBACE); and directed the City administration to prepare a new RFP or RFQ for design-build or design services for the renovation of the Convention Center and further directed the City administration to identify potential sites for a Convention Center hotel under a separate but concurrent process.

The reason for the cancellation was to give the City the ability to decouple the program. This would result in expediting the renovation of the Convention Center since neither a lease nor a referendum would be required if the project were to remain a stand-alone building wholly controlled by the City.

APPROACH

In order to significantly expedite the process for the renovation of the Convention Center, City staff recommends a design-build (DB) contract approach. The benefits to this method are as follows:

- A DB can produce a project more quickly than a conventional Design-Bid-Build (DBB) since construction can often start before design completion, particularly with the phased permitting procedures of the City's Building Department.
- There is a single point of accountability for design and construction once the DB team is selected.
- Cost efficiencies can be achieved since the contractor and designer are working together throughout the entire process.
- Construction costs are known and fixed during the final design and there is emphasis placed on cost control.
- Change orders typically would arise primarily only from owner requested changes.
- The process requires less owner involvement and resources once the DB firm is selected.

The disadvantages and considerations of a DB approach are as follows:

- There is generally less design and construction quality control and involvement by the owner and stakeholders.
- The owner does not receive the benefit of the checks and balances that exist when it contracts separately with a designer and a general contractor.
- Design changes after construction begins can be costly which requires significant planning during the early design stage.
- Higher bid costs usually result in fewer bidders.

DESIGN CRITERIA PROFESSIONAL

The main challenges of the DB approach highlighted above can be mitigated through the contracting of a Design Criteria Professional (DCP). The DCP (generally a firm who holds a license to practice architecture, landscape architecture, or engineering) and its consulting engineers, working with the owner, will prepare preliminary design documents along with bid documents for a DB form of agreement, i.e., a Design Criteria Package.

The Design Criteria Package, which can develop the design to at least 30%, will become the basis for the DB's future design. This approach provides a good alternative to owners who like the benefits that the DB approach can bring to the project, but who would like more control over the ultimate design of the project.

The owner's intentions for the project will be substantially communicated, the owner will obtain a firm price in less time, and the owner's risk is reduced. In addition, the owner has an opportunity to retain the desired level of control of the design, design details, quality of engineering and quality of construction.

Under Florida law, Chapter 287.055, the Consultants Competitive Negotiation Act (CCNA), the DB process requires selection of a DCP through the process delineated in the statute. The DCP firm who is selected to prepare the design criteria package is not eligible to render services under a DB contract executed pursuant to the design criteria package. However the firm can serve as the owner's representative for the City during the selection of the DB firm for the project, evaluate the responses submitted by the DB firms, review and approve for compliance the detailed working drawings for the project and evaluate compliance of the project construction with the Design Criteria Package.

In accordance with Florida Statute, the City recommends release of the attached RFQ for the selection of the DCP.

SCOPE OF SERVICES

Please Reference Section III in Attachment A: RFQ 2014-142ME for Design Criteria Professional Services for the Miami Beach Convention Center Renovation.

MINIMUM QUALIFICATIONS

Please Reference Section II in Attachment A: RFQ 2014-142ME for Design Criteria Professional Services for the Miami Beach Convention Center Renovation.

MINIMUM REQUIREMENTS

Please Reference Section IV in Attachment A: RFQ 2014-142ME for Design Criteria Professional Services for the Miami Beach Convention Center Renovation.

City Commission Memorandum – Request for Approval to Issue a Request for Qualifications (RFQ) for a Design Criteria Professional to Prepare the Design Criteria Package for the Miami Beach Convention Center Renovation Project.

February 12, 2014

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EVALUATION/SELECTION PROCESS; CRITERIA FOR EVALUATION

Please Reference Section V in Attachment A: RFQ 2014-142ME for Design Criteria Professional Services for the Miami Beach Convention Center.

CONCLUSION

The Administration recommends that the Mayor and Commission authorize the issuance of RFQ 2014-142ME for Design Criteria Professional Services for the Miami Beach Convention Center Renovation.

JLM
JLM/MH/AD

Attachment A: RFQ 2014-142ME for Design Criteria Professional Services for the Miami Beach Convention Center Renovation.

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Attachment A: RFQ 2014-142ME for Design Criteria Professional Services for the Miami Beach Convention Center Renovation to be submitted in Supplemental.

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