

MIAMI BEACH CONVENTION CENTER RENOVATION & EXPANSION

Owner's Representative RFP
Design-Builder RFP

July 30, 2014

MIAMI**BEACH**

REQUESTED COMMISSION ACTION

Request approval to issue two RFPs:

- Owner's Representative
- Design-Builder

OWNERS REPRESENTATIVE

- Monitor the Design-Builder to ensure the City is delivered what it purchases
- Minimum Qualifications:
 - Firm: 3 similar projects of at least \$100m in hard costs in the last 10 years
 - Project Manager: 1 similar project of at least \$100m in hard costs in the last 10 years

OWNERS REPRESENTATIVE

Qualitative Criteria **(70 points)**:

- Experience of the firm
- Experience of the professionals
- Proposed approach
- Staffing plan
- Quality of references
- Financial capability
- Results of D & B Report

Cost **(30 points)**

Key Dates

Due: September 5

Commission Selection October 22

DESIGN-BUILDER

Two Stage Process

Phase I

Qualifications

Short List

“No Fewer Than 3”

*Commission Approve
Short List of 3
November 19*

*Complete
Design Criteria
Package “DCP”*

*Commission Approve
December 17*

Phase II

GMP

*Due February 28
Commission Approve
April [15] 2015*

MIAMI **BEACH**

PHASE I MINIMUM QUALIFICATIONS

- **Prime Respondent must be a General Contractor**
 - Managed 2 project with Hard Costs of at least \$250 million under a design-build contract within the last 10 years
 - Managed the construction or renovation of at least 2 convention center with at least 250,000 square feet of exhibition space within the last 10 years.
 - PM must have managed 1 project of \$250m and 1 convention center with at least 250,000 sf
- **Convention Center Designer**
 - Must have been the architect of record and completed construction documentation for at least 2 convention centers with at least 250,000 square feet of exhibition space within the last 10 years.

PHASE I SELECTION CRITERIA

- Prime Respondent experience with maintaining operations during the construction process **(25 points)**
- Prime Respondent experience and qualifications **(20 points)**
- Financial capability **(15 points)**
- Convention Center Designer experience and qualifications **(15 points)**
- Landscape Designer experience and qualifications **(10 points)**
- Organization Plan **(10 points)**
- Responses to forms **(5 points)**

PHASE II SELECTION CRITERIA

- Project Schedule – shortest duration while meeting event requirements **(40 points)**
- Lowest GMP including any City accepted Voluntary Alternate Proposals **(35 points)**
- Construction Logistics Plan that best accommodates MBCC and minimizes impact on surrounding area **(10 points)**
- Organization Plan **(5 points)**
- Key Construction Subcontractor Experience **(5 points)**
- Work Plan **(5 points)**

REQUESTED COMMISSION ACTION

Request approval to issue two RFPs:

- Owner's Representative
- Design-Builder