

DESIGN CRITERIA PACKAGE

MIAMI BEACH CONVENTION CENTER RENOVATION & EXPANSION

December 18, 2014

AGENDA

- Sustainability Update
- Space Planning Update
- Interior Design
- Design Criteria Package
- Design-Build Contract
- Design-Build RFP Addendum

REQUESTED ACTION

- Approve and Accept the Design Criteria Package for the Miami Beach Convention Center Renovation and Expansion.
- Approve and Accept the Form of the Design Builder Agreement for the Miami Beach Convention Center Renovation and Expansion.
- Approve Addendum #3

Sustainability Update

SUSTAINABILITY INITIATIVES

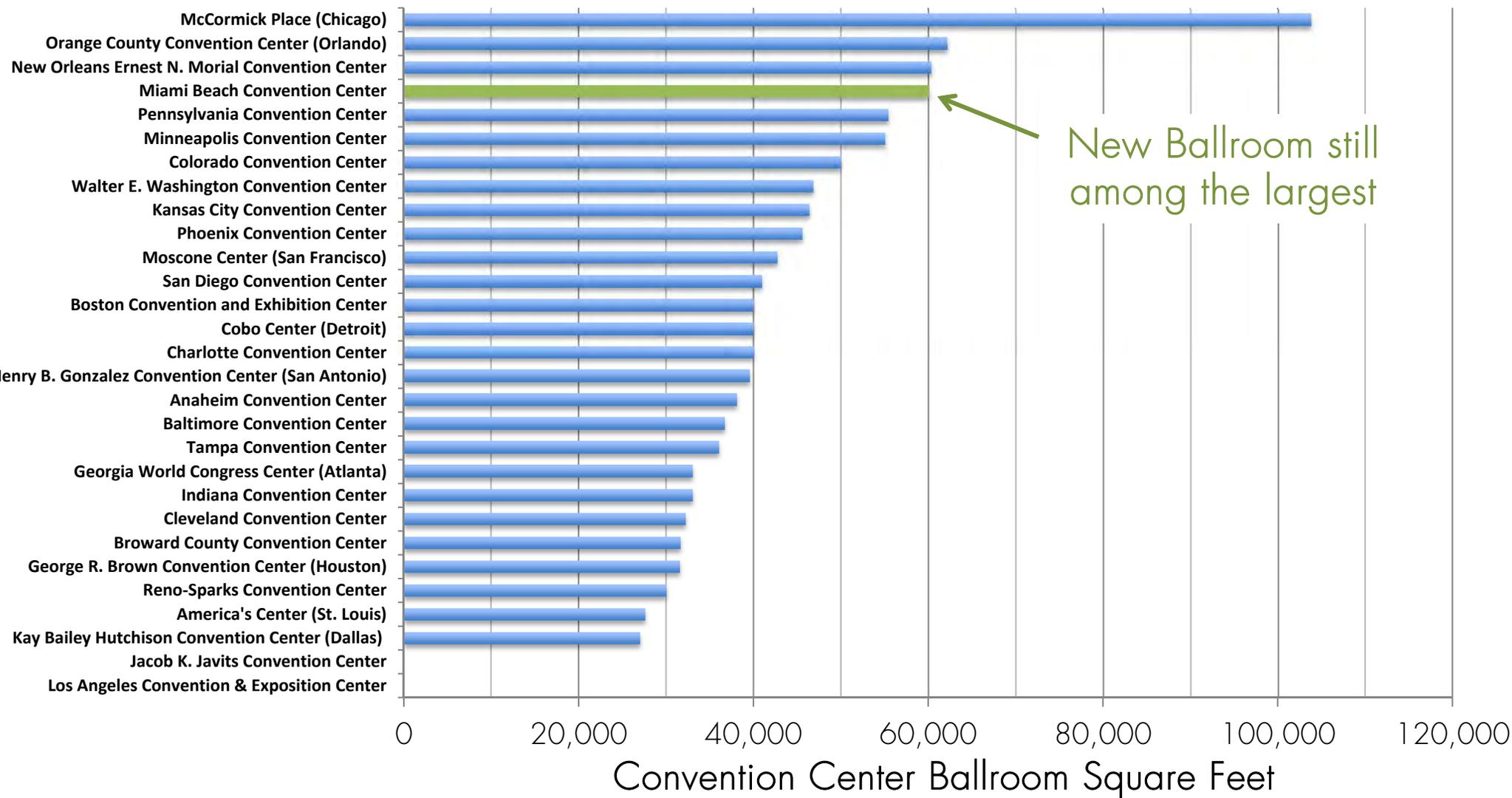
- Solar – working with FPL on alternatives
- Grey Water – Storing and utilizing for cooling towers
- Incorporating Reduced Flow Water Fixtures.
- Installing Sun Shading the Exterior Perimeter of the Building
- Utilizing Recycled Materials throughout
- Majority of the Construction Waste is Recycled
- Daylighting the Exhibit Hall (500,000 sf) up to 60% of the time
- Daylighting the Public Spaces.
- High Efficiency Lighting (LED) throughout.
- Light Sensors throughout (turn lights out when not in use)
- Removing 6.2 acres of Asphalt Heat Island – Replacing with Landscape.
- Saving 215 existing trees (relocating 170).
- Restoring Habitat with Native Vegetation & Mangroves along Collins Canal.
- Reduced Energy Consumption by 20%

Space Planning Update

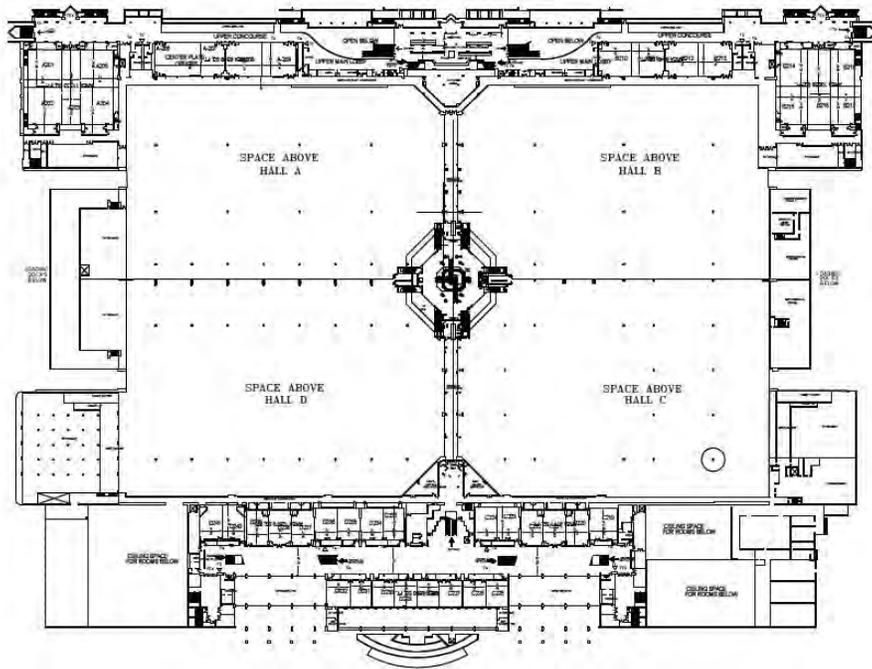
BREAKOUT ROOM EVOLUTION

- Original Plan (May 27, 2014)
 - 60,000 sf ballroom
 - Ballroom was co-located with 20,000 sf room to create 80,000 sf room
 - Resulted in 71 breakout rooms (16 of which were within the ballroom)
- Interim Modified Plan (July 23, 2014)
 - Incorporated Art Basel's desire for two 20,000± rooms near the exhibit hall
 - Resulted in only 62 breakout rooms (16 of which were within the ballroom)
 - Many large conventions require 70+ breakout rooms
- Revised Plan (November 7, 2014)
 - Original 60,000 sf ballroom requirement
 - Incorporates Art Basel request
 - 84 breakout rooms (3 of which are within the ballroom)

BALLROOM COMPARISON

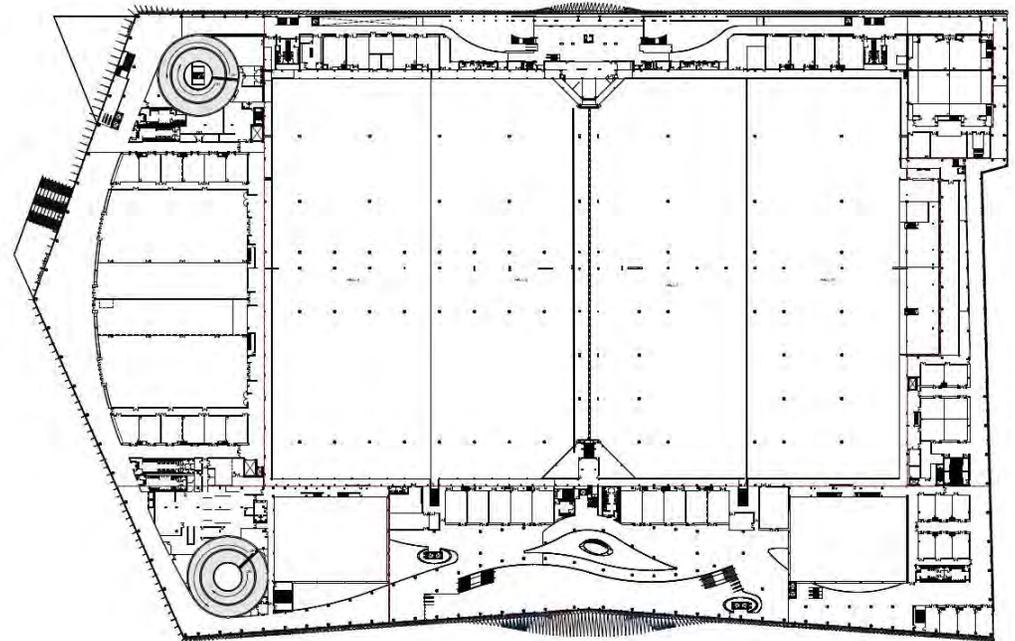


FACILITY PROGRAM



CURRENT

Exhibit Space	500,000 SF
Meeting Rooms (74)	127,000 SF
Support Spaces	545,376 SF
TOTAL	1,172,376 SF



PROPOSED

Exhibit Space	505,190 SF
Ballrooms / Meeting Rooms (84)	186,940 SF
Support Spaces	774,243 SF
TOTAL	1,466,373 SF

Parking 365,700 SF

Interior Design

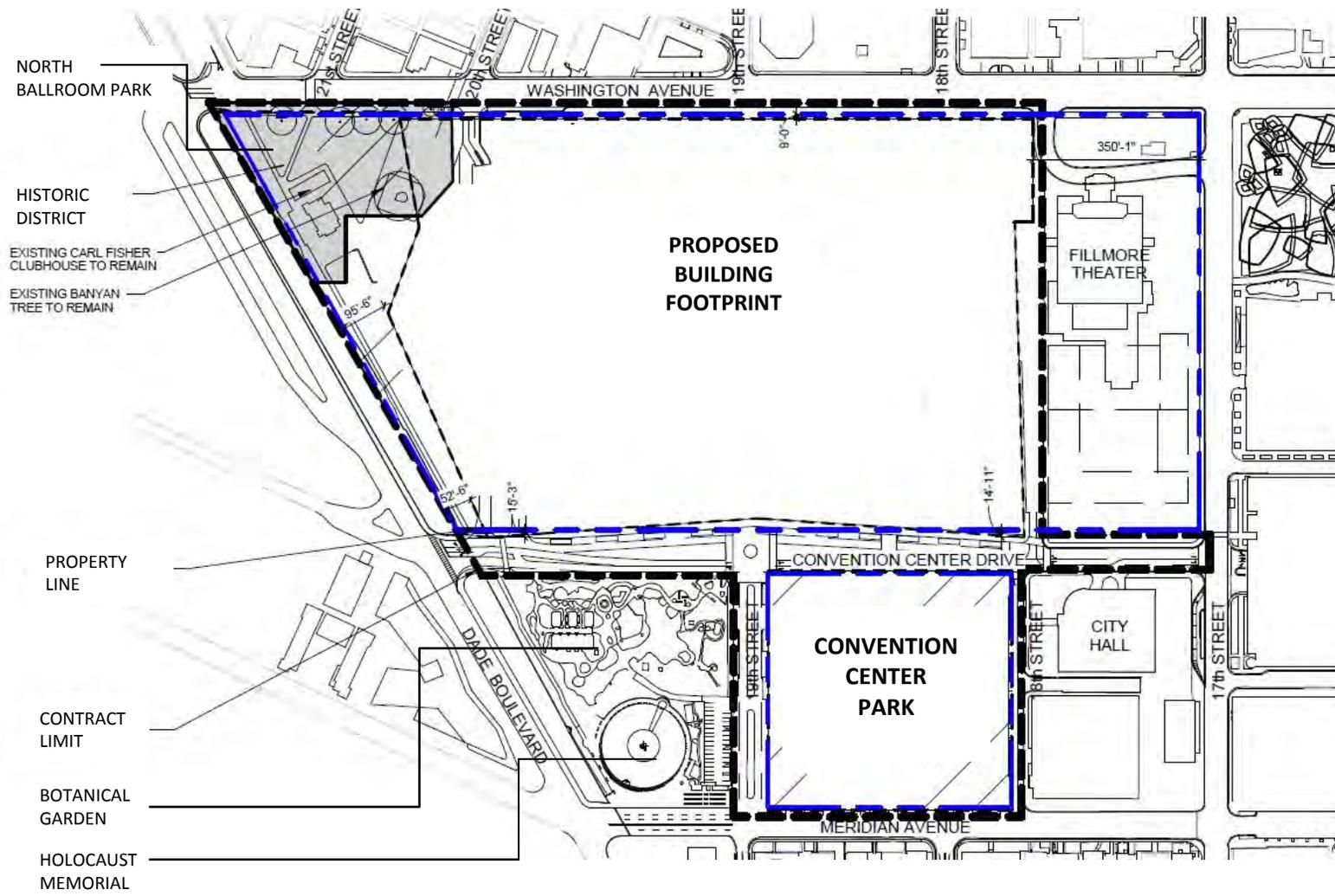
INSPIRATION



COMPLEMENTARY FAÇADE - INTERIORS



SITE PLAN



19 STREET AND CONVENTION CENTER DRIVE



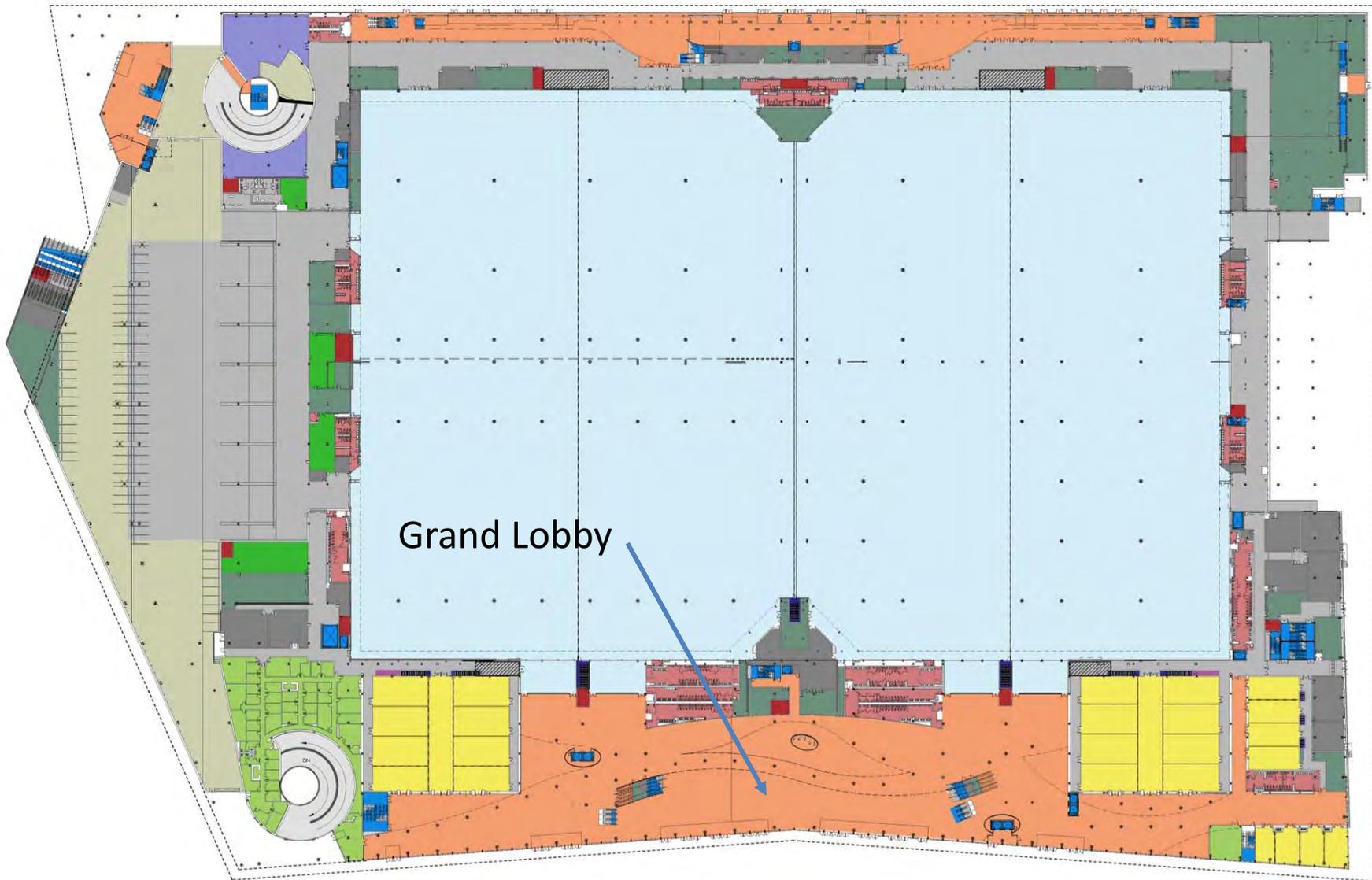
EXISTING ENTRANCE



NEW ENTRANCE



GROUND FLOOR



EXISTING LOBBY



NEW GRAND LOBBY



ICONIC ELEMENT INSPIRATION



GRAND LOBBY FACING SOUTH



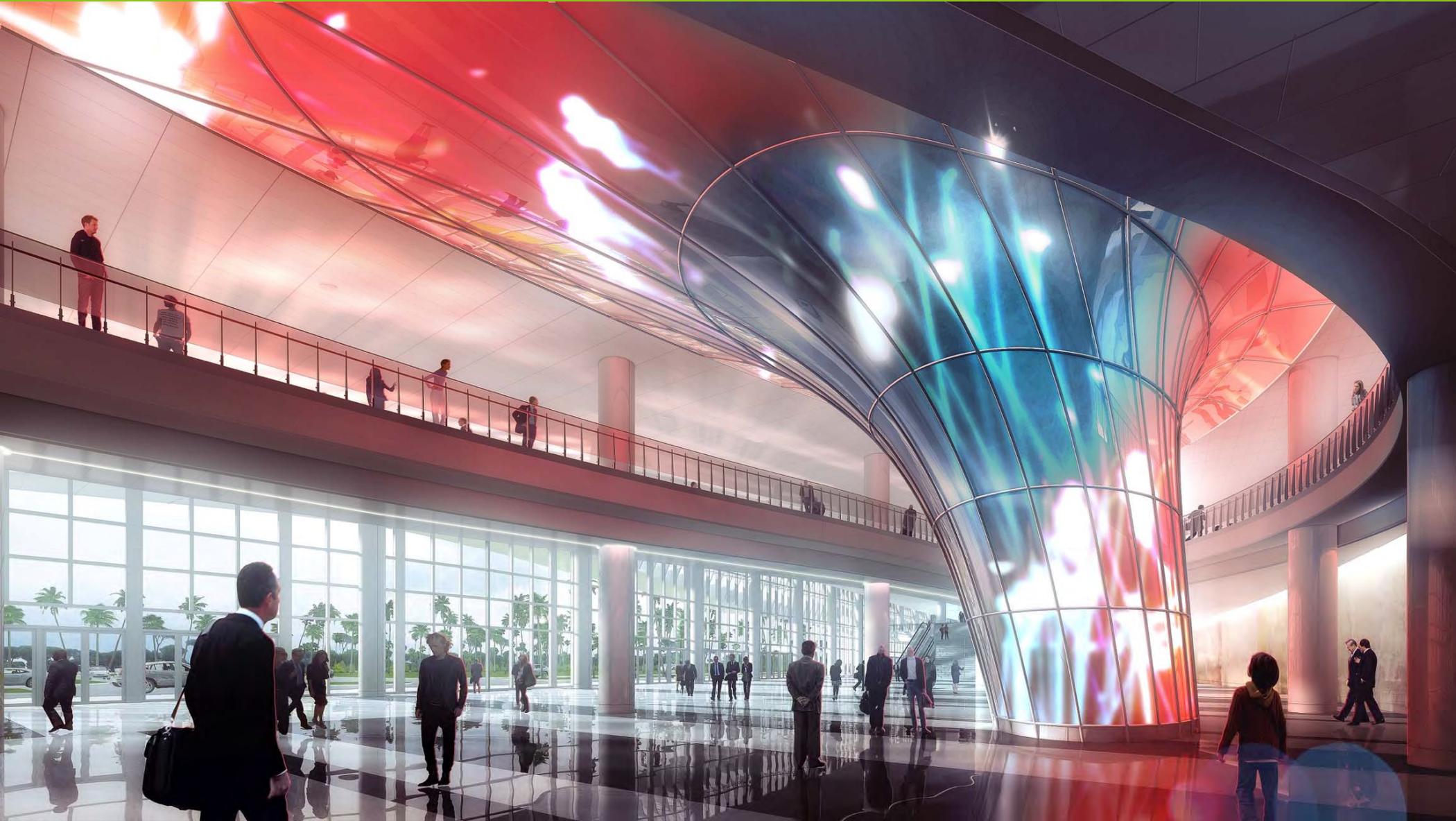
MEDIA EXAMPLE



LOS ANGELES AIRPORT MEDIA EXAMPLE



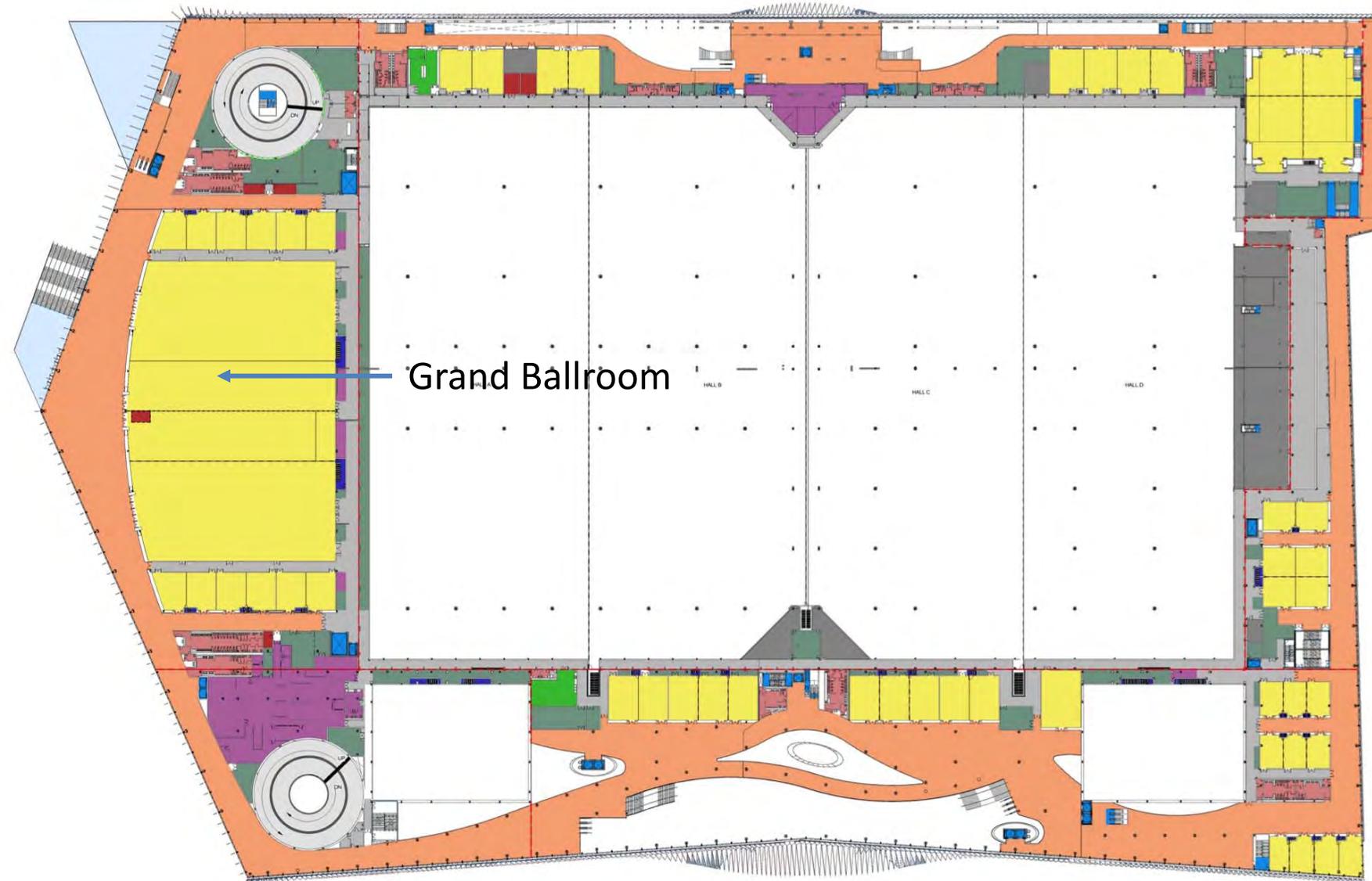
ICONIC + MULTI-MEDIA



BRANDING OPPORTUNITY - DIGITAL MEDIA - REVENUE



SECOND FLOOR



EXISTING BALLROOM



FUTURE GRAND BALLROOM



BALLROOM TERRACE



BALLROOM TERRACE



SPECIALTY SPACE FOURTH FLOOR MEETINGS & EVENTS



OVERLOOKING THE PARK



A LOBBY WITH A VIEW



A UNIQUE EVENT SPACE



WELCOME TO THE NEW CENTER FOR CREATIVE COLLABORATION



Design Criteria Package

DCP PROFESSIONAL TEAM

DCP Architect and Lead Design	Fentress Architects
Associate Architect Façade Design	Arquitectonica
Landscape Architect	West 8
Civil Engineer	Kimley-Horn
Structural Engineer	Martin Martin Consulting Engineers
MEP and Lighting Design	ME Engineers
IT/Acoustic/Low Voltage	DL Adams
Life Safety & Fire Protection	Rolf Jensen & Associates/Hughes Associates
Vertical Transportation	Lerch Bates, Inc.
Food Service	William Caruso & Associates
Signage	Tamara Kudrycki Design, Ltd.
Parking Consultant	Walker Parking
Traffic Consultant	The Corradino Group
Cost Estimator	Rider Levett Bucknall

DCP ADVISORY TEAM

50+ MEETINGS OVER 7 MONTHS

CITY

- Mayor & Commissioners
- Finance Committee
- Land Use Committee
- Design Review Board
- City Manager/Project Managers
- Strategic Advisory Group
- Fire Department
- Public Works Department
- Planning Department
- Building Department
- Transportation Department
- Parking Department
- Office of Housing & Community Services
- Tourism, Culture & Economic Dev. Dept.
- Emergency Management (EOC)
- Environment and Sustainability Division
- Urban Forester

OTHER

- RIB US Cost (City Cost Advisor)
- Bike Parking Consultant
- Technology Specialist

OPERATOR/USER

- Convention Center Advisory Board
- Global Spectrum
- Smart City
- Centerplate
- Ed Helms Group
- Florida Power & Light
- Freeman Decorating
- Greater Miami CVB
- Art Basel
- Meeting Planners/User Groups
- MIT Technology Group
- Corbin Ball

COMMUNITY

- Miami Dade County Commissioners/Staff
- New World Symphony
- Botanical Gardens
- Tuesday Morning Breakfast Club
- Miami Beach Chamber of Commerce
- Miami Beach Emerging Leadership Council
- Greater Miami and the Beaches Hotel Association

SUPPLEMENTAL COORDINATION

Geotechnical Report

Site Survey

Environmental Study

Traffic Studies

Regional Storm Drainage

Art In Public Places

Design Review Board Final Orders

Historic Preservation Board

Hotel Site Study

DCP CONTENT

DRAWINGS (1,327 sheets)

- Civil (50 sheets)
- Landscape/Park (80 sheets)
- Structure (160 sheets)
- Architecture (290 sheets)
- Vertical Transportation (20 sheets)
- Fire Protection (5 sheets)
- Plumbing (160 sheets)
- HVAC (140 sheets)
- Electrical (260 sheets),
- Telecommunications (50 sheets)
- Security (25 sheets)
- A/V Systems (40 sheets)
- Food Service (7 sheets)
- Identifying Devices (20 sheets)
- Construction Phasing

SPECIFICATIONS (2,326 pages)

- 3 volumes, 200 sections
- Technical quality directives
- Interior and exterior finish
- Material samples boards

DESIGN NARRATIVE (996 pages)

- 2 volumes, 20 chapters
- Guidelines for design
- Life safety
- Code understandings
- Smoke analysis
- Room programming requirements
- Energy modeling results
- Acoustic requirements
- Wireless communications details
- Parking equipment
- Coordination
- USGBC LEED point path guide

Design-Build Contract

DESIGN-BUILD AGREEMENT

- Contract Template
 - McCormick Place - Chicago
- Key Provisions
 - Consistent with the DCP
 - Consistent with City's quality requirements
 - Guaranteed Maximum Price within a specified time
 - Liquidated Damages for not meeting key milestones, including Art Basel dates
 - Option to direct purchase certain materials to save Florida sales tax
 - Savings split – 70% City; 30% DB

Design-Build RFP Addendum

RFP ADDENDUM #3

- Updates Bid Cost Form
- Incorporates Add Alternates
- Updates Weighted Selection Criteria
- Updates Bid Scoring

ADD ALTERNATES

- Desire Separate Pricing
 - Park Pavilion Building
 - Central Media Feature
 - Distributed Antenna System
 - Add Exterior Fins to North Facade
 - Add Exterior Fins to South Facade
 - Kitchen Equipment
 - Offsite Drainage Enhancements (separate funding)
- Enhancements
 - Enhanced Cat Walks
 - Enhanced Security Cameras
 - Enhanced Exterior Fins on E-W to 5' centers (base 6')
 - Add South Façade Lower Glass
 - Add Exhibit Hall Bridge – Mid Hall
 - Add Redundant Chiller (sixth)
 - Add Electrical Enhancements

REVISED WEIGHTED CRITERIA

~~(30/25 points):~~ Lowest Base Bid Price plus all Add Alternates
~~Guaranteed Maximum Price including any City-accepted Voluntary~~
~~Alternate Proposals~~

(5 points): Recommended Voluntary Alternate Proposals

(15 points): Project Schedule

(15 points): Organization Plan / Personnel

(15 points): Approach & Methodology Plan

(10 points): Construction Logistics Plan

(10 points): Key Construction Subcontractor Experience

(5 points): Commitment to Achieve LEED Gold Certification with no ongoing cost to the City

100 Total

REVISED BASE BID + ADD ALTS SCORING

Revised to account for 25 point scale

Lowest Aggregate Base Bid Plus Add Alternates ("Low Bid")	to	Low Bid + \$5,000,000	30 25 points
Low Bid + \$5,000,001	to	Low Bid + \$10,000,000	25 20 points
Low Bid + \$10,000,001	to	Low Bid + \$15,000,000	20 15 points
Low Bid + \$15,000,001	to	Low Bid + \$20,000,000	15 10 points
Low Bid + \$20,000,001	to	Low Bid + \$25,000,000	10 5 points
Low Bid + \$25,000,001 +	to	Low Bid + \$30,000,000	50 points
Low Bid + \$30,000,001 +			0 points

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Thank You