

# MIAMI BEACH CONVENTION CENTER RENOVATION & EXPANSION PROJECT

Construction Period Booking Policy

April 15, 2015

# Project Update

# CMR PROPOSAL EVALUATION APPROACH

## RFP Approach



## Proposed Modified Approach



# REQUESTED ACTION

- Modify the evaluation process outlined in the RFP
  - Eliminate the requirement to utilize an Evaluation Committee
  - Direct the Administration to open the sealed fees and general conditions submitted by the sole bidder, to permit the City Manager to make a recommendation to the City Commission of award, followed by negotiations with the sole bidder

# Hotel Update

# THE WAVE OF THE FUTURE

## MIAMI BEACH CONVENTION CENTER

By Melissa Berthier

## MIAMI BEACH CONVENTION CENTER



**A**s Miami Beach charges ahead during its centennial year, it can look forward to the December 2015 groundbreaking of what will likely be one of the region's largest tourism draw — a new 1.4 million square foot, LEED-certified renovated and expanded Miami Beach Convention Center.

Originally built in 1957, the convention center that spans four city blocks received a facelift that doubled its size in 1989. The aging center's upcoming renovation is estimated to generate an economic impact of \$2.5 billion over 30 years. This \$592 million dollar project will boast an additional 60,000 square foot ballroom, a new 5.8 acre park that will replace the existing asphalt parking lot and have nearly 800 onsite parking spaces

"With full funding in place and plans approved, it is now a certainty that South Florida will finally have a high-tech convention center," said Miami Beach City Manager Jimmy L. Morales.

The two-year aggressive building schedule will continue to accommodate many shows during construction, including the internationally acclaimed Art Basel Miami Beach.

"Miami Beach continues to attract high quality, internationally renowned shows, which is a testament of the city's position in the global economy," added Morales.

The new design will have a strong emphasis on ocean elements, utilizing solar energy, sun-shading design concepts and using 60 percent natural lighting for the interior — leading to a 20 percent energy reduction.

The state-of-the-art Miami Beach Convention Center is slated for completion by December 2017. The park and Convention Center Drive, which will be re-designed with a landscape median to create a more boulevard feel, is set to be completed by mid-2018.

**La alameda del futuro: Centro de Convenciones de Miami Beach** A medida que Miami Beach lleva la delantera en el año de su centenario, puede ir anticipándose al inicio de la construcción, en diciembre de 2015, de lo que probablemente será una de las mayores atracciones turísticas de la región: el nuevo centro de convenciones, más amplio y renovado, con un área de 1.4 millones de pies cuadrados y certificación LEED.

Construido originalmente en 1957, el centro de convenciones que ocupa cuatro manzanas de la ciudad fue remozado y duplicó su área en 1989. Se calcula que la verdadera renovación del envejecido centro generará un impacto económico de \$2.500 millones en un lapso de 30 años. Este proyecto de 592 millones de dólares ostentará 70,000 pies cuadrados adicionales de salón de banquetes y reuniones, un nuevo parque de 5.8 acres que sustituirá el estacionamiento asfaltado actual y casi 900 espacios de estacionamiento locales.

"Como ya costamos con el financiamiento total y la aprobación de los planes de construcción, ahora es un hecho que el sur de la Florida finalmente tendrá un centro de convenciones de tecnología avanzada", comentó Jimmy L. Morales, Administrador de Miami Beach.

Durante los dos años previstos para el ambicioso plan de construcción se seguirán albergando muchos espectáculos, incluida la feria artística de renombre mundial Art Basel Miami Beach.

El nuevo diseño hará énfasis en los elementos oceánicos, la utilización de energía solar, conceptos de sombras y el uso de 60% de luz natural para la iluminación de interiores, lo cual representará una reducción del 20% del consumo de energía.

Está previsto que el avanzado Centro de Convenciones de Miami Beach esté terminado para diciembre de 2017. La culminación del parque y la calle Convention Center Drive, que será rediseñada con una mediana panorámica para crear una sensación más parecida a un boulevard, está prevista para mediados de 2018.

### SEA-INSPIRED FACADE

The movement of breaking waves and the motion exhibited by a swimming manta ray inspires the exterior building design. Aluminum fins protect the all-glass building facade, and will provide dynamic shading and rain protection at entrances.

**Fachada de inspiración marina** El diseño exterior del edificio está inspirado en el movimiento de las olas y el de una ágil mantarraya. La fachada es toda de vidrio y está protegida por aletas de aluminio que proporcionarán sombras dinámicas y resguardo de la lluvia a lo largo de la acera.

[www.mb2017cc.com](http://www.mb2017cc.com)

# REQUESTED ACTION

To consider modifying the Convention Center booking policy during construction to reduce risk to the City related to schedule and cost

# BACKGROUND

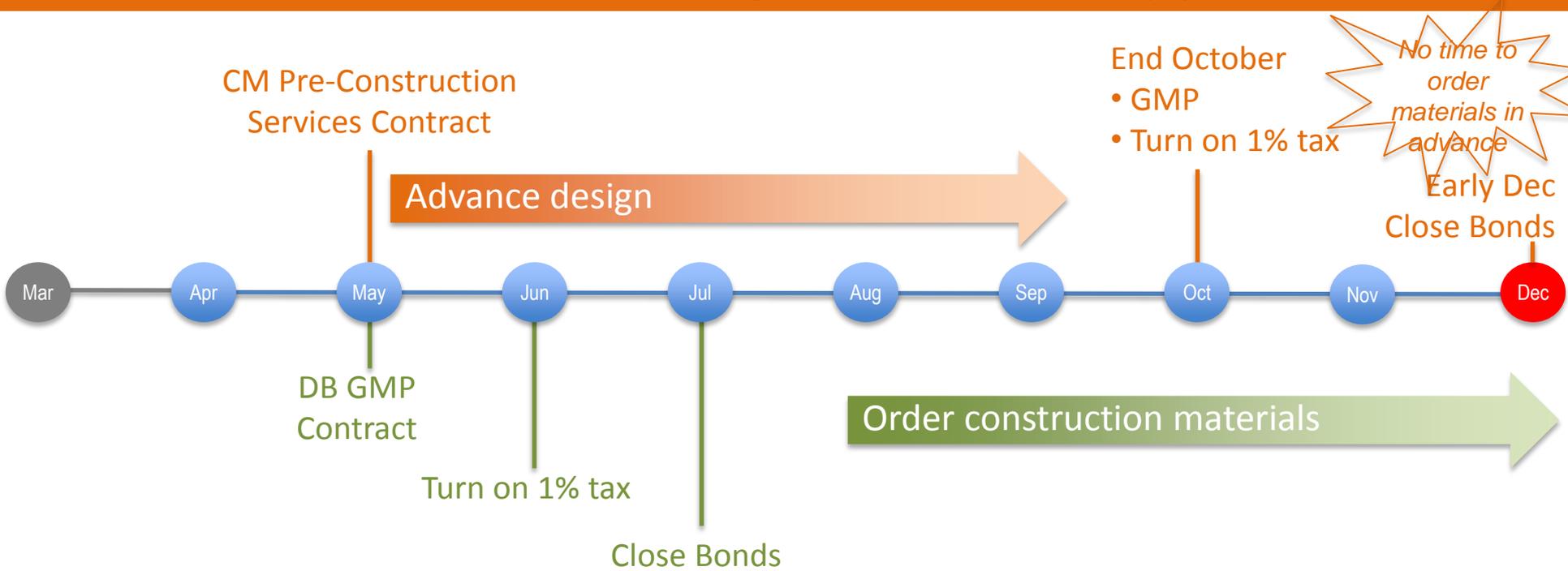
Resolution No. 2014-28610 - May 28, 2014

- Target Project completion in 24-30 months, not to exceed 36 months
- Accommodate as many events as possible
- Keep half the exhibit halls open
  - No access to the P-lot
  - Compressed load-in/load outs

# TIMING CHANGE

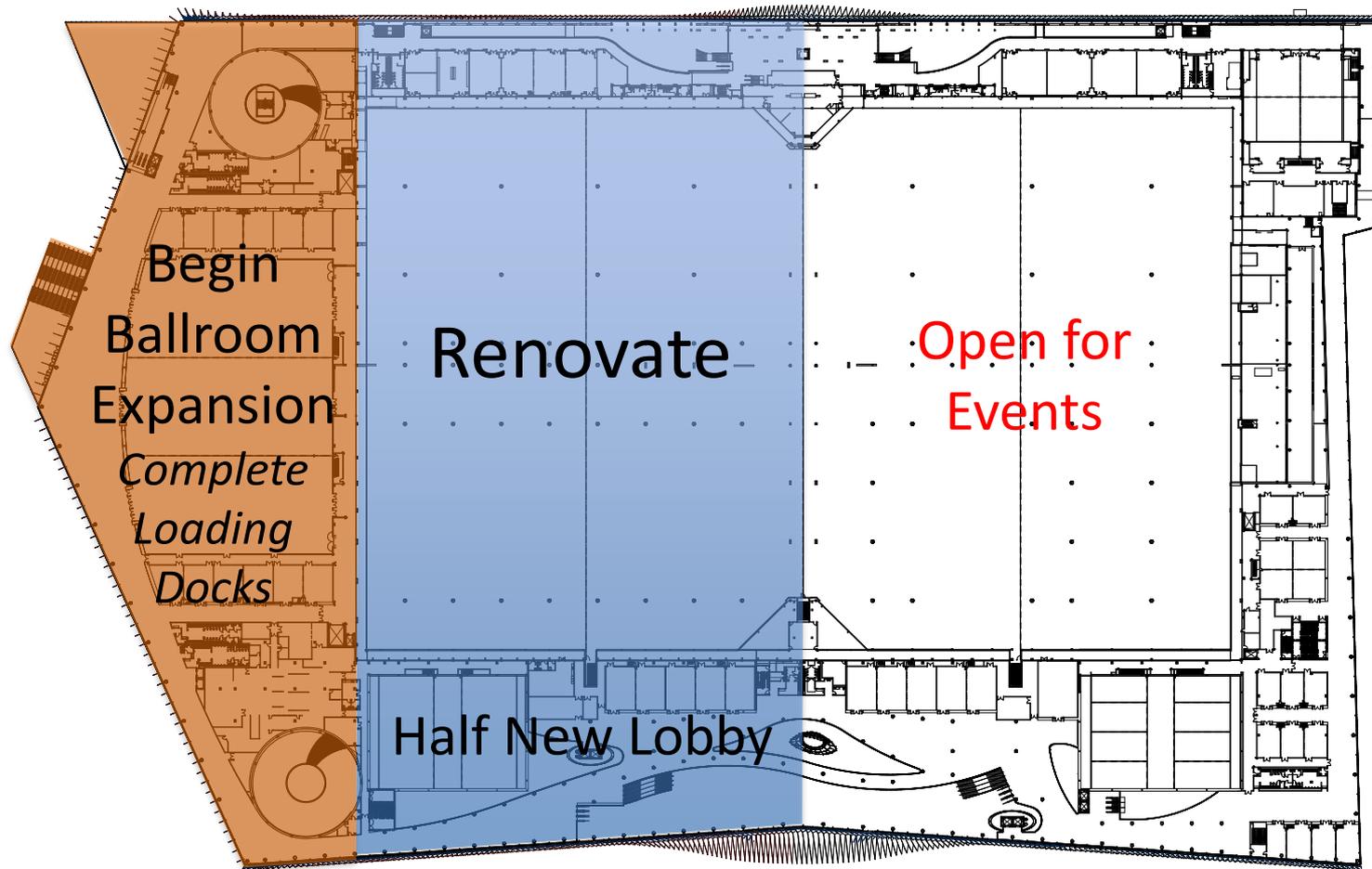
City must have GMP & funds in hand to encumber contracts

## Construction Manager At-Risk Approach

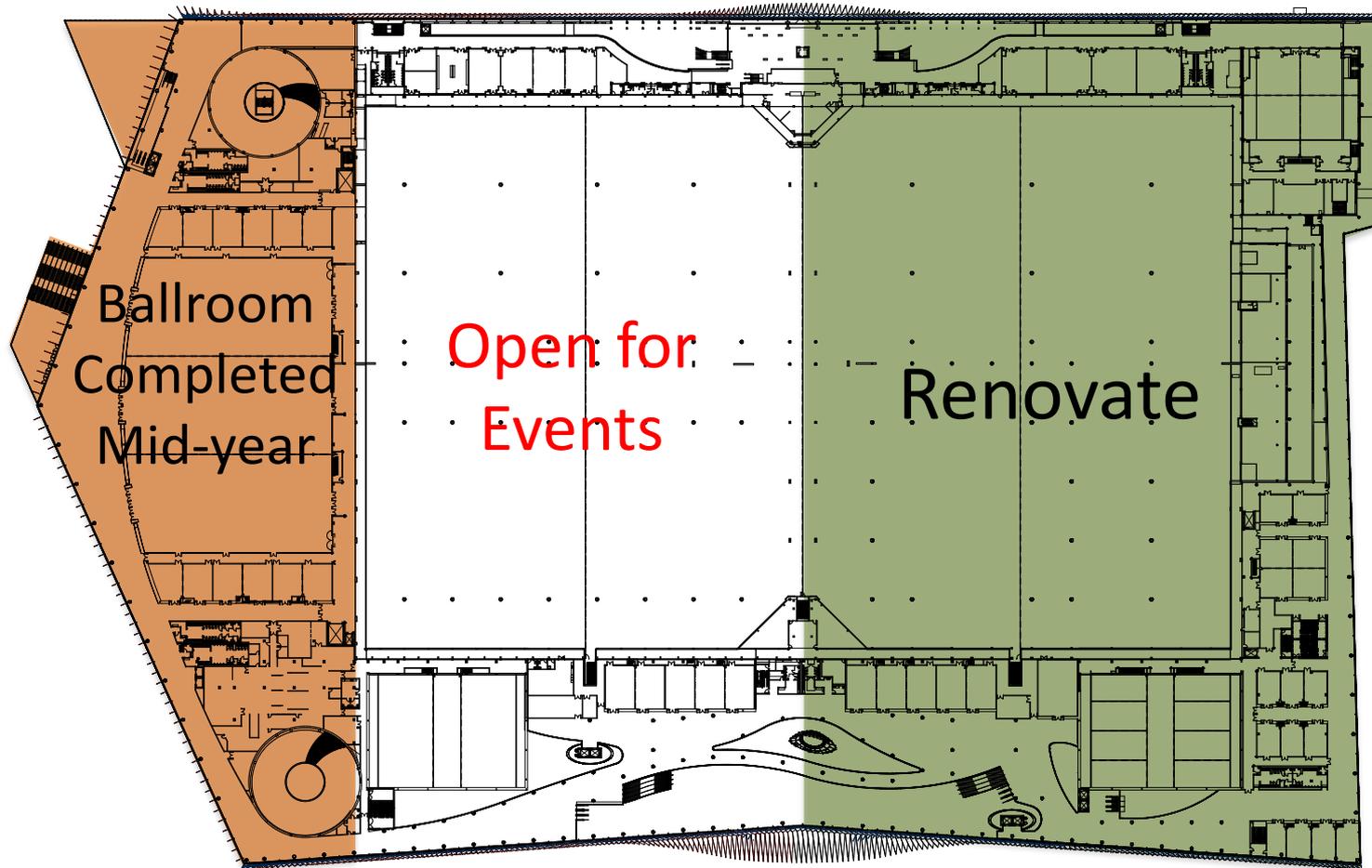


## Design-Build Approach

# 2016 ORIGINAL PHASING PLAN



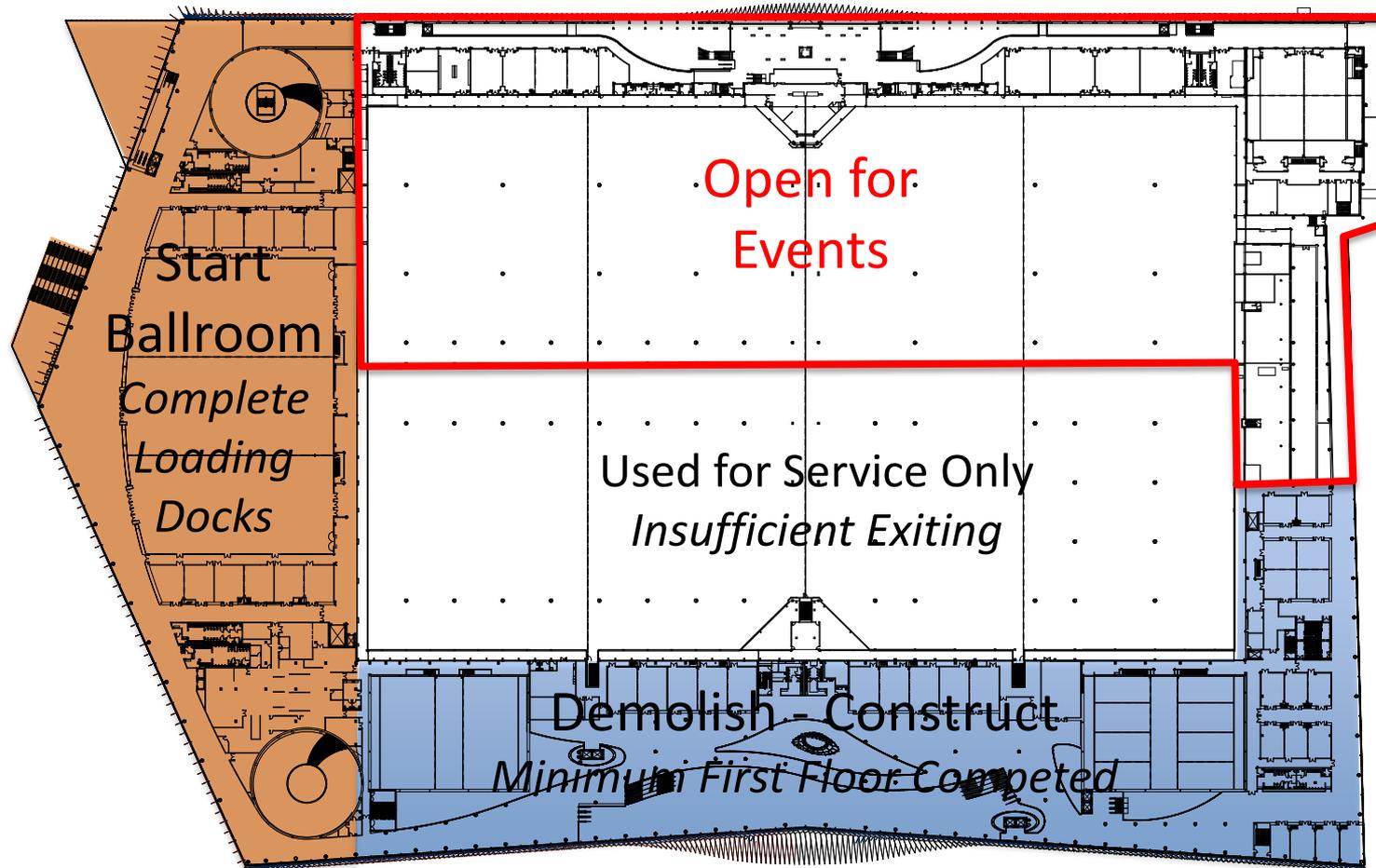
# 2017 ORIGINAL PHASING PLAN



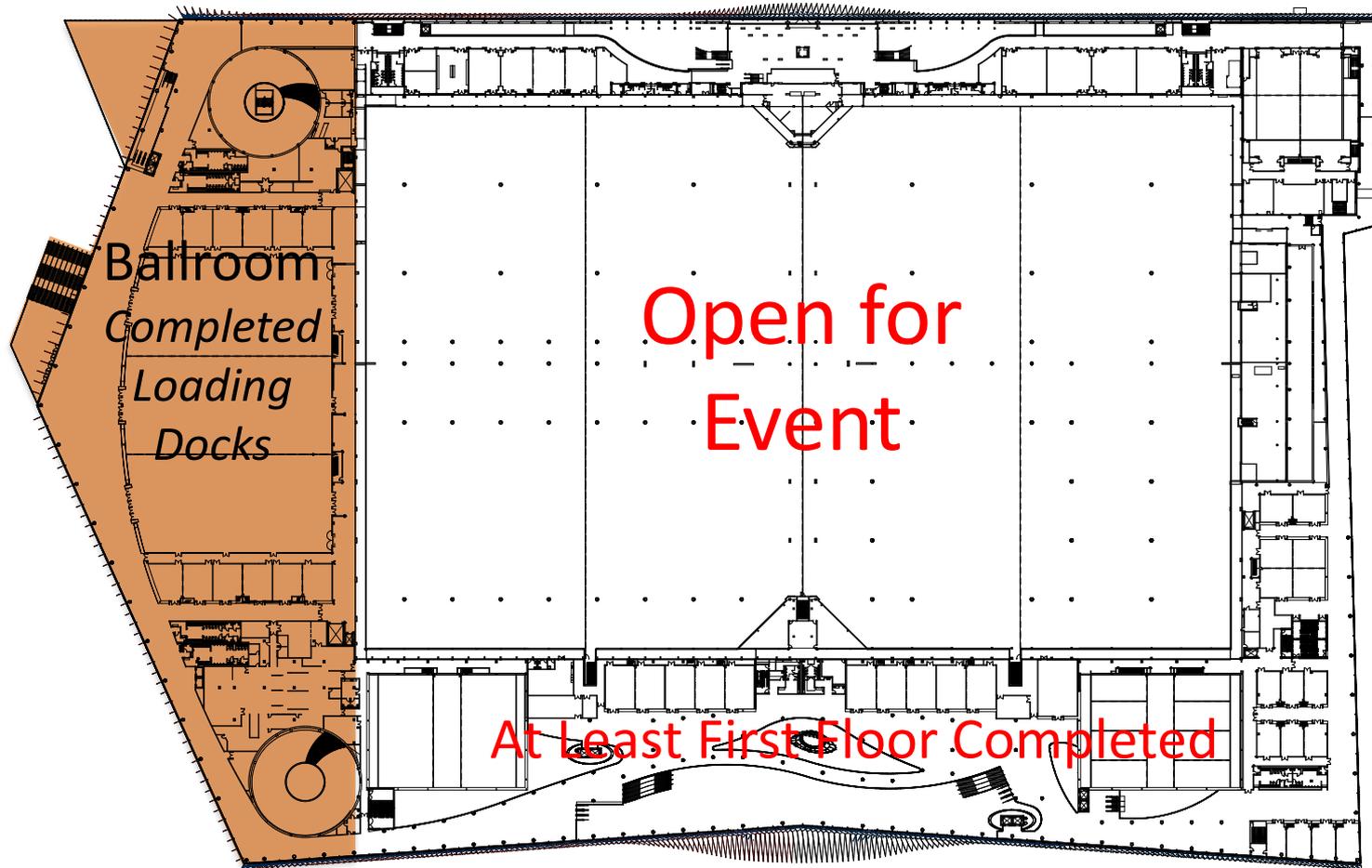
# CHALLENGES

- Keep two halls open as much as possible
- Need downtime for mechanical shut downs
- Reduce need to purchase materials prior to bond funding
- Minimize risk of opening full Center for Art Basel
- Minimize floor height variations
- Need to phase project differently

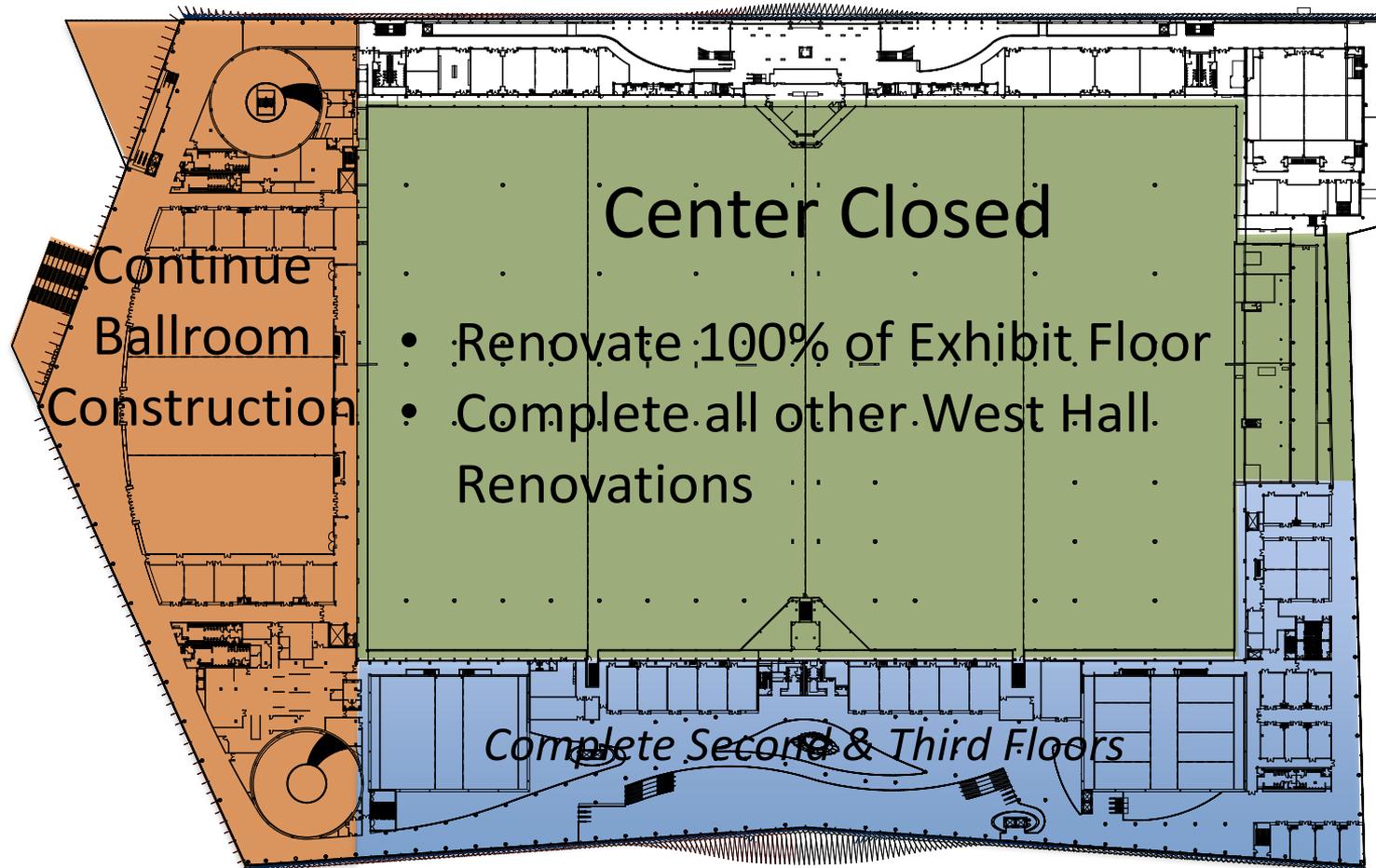
# 2016 MODIFIED PHASING PLAN



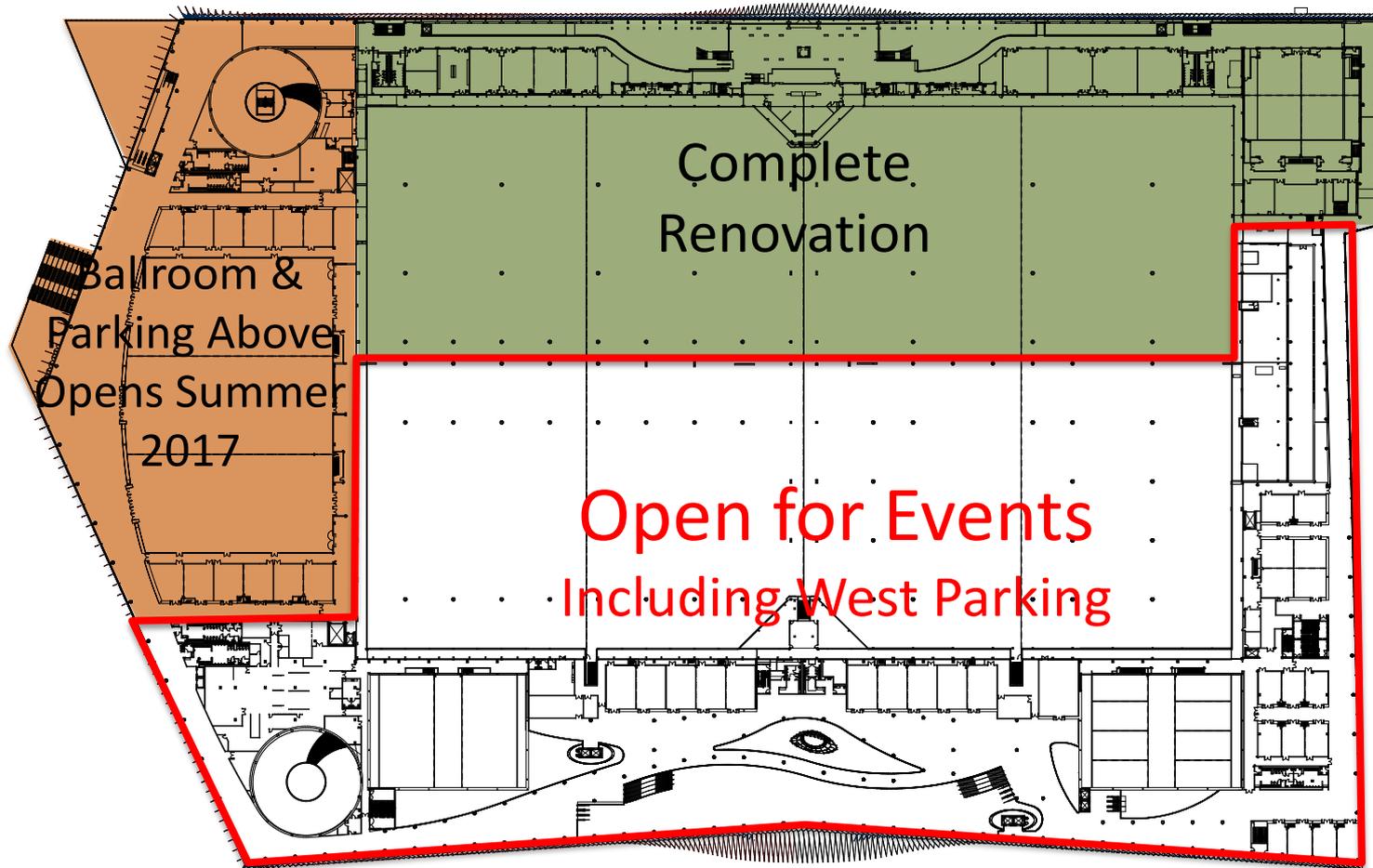
# 2016 ART BASEL



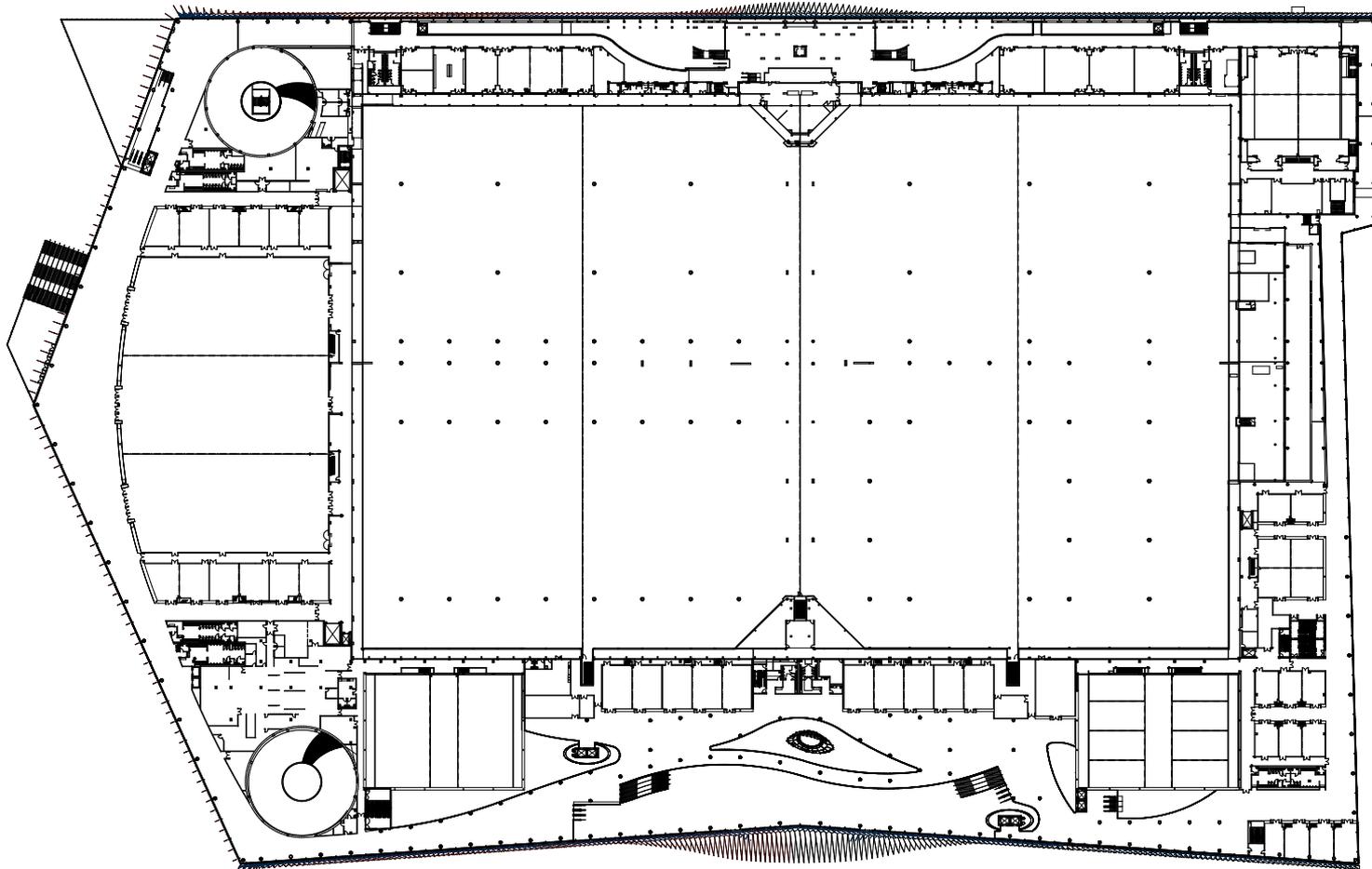
# 2017 (12/10/2016 - 4/30/2017) MODIFIED PHASING PLAN



# 2017 (5/1/2017 AND AFTER) MODIFIED PHASING PLAN



# 2017 ART BASEL



Park, roads, façade, & punch list completed in 2018

# EVENTS IMPACTED

MBCC 2017 Event Calendar  
CONSTRUCTION IN PROGRESS

DAY OF MONTH		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31		
In/Out	Show Days	Preferred Dates		No Shows				2nd Option				Contracted Show Days																						
Hall A - Closed	January-17				Motorcycle				Electric Hybrid Marine								JIS				OMBAS (Antique Show)													
Hall B - Closed																																		
Hall C - Closed																																		
Hall D - Closed					Motorcycle				Small Business		Palm Beach						JIS				OMBAS (Antique Show)													
Hall A - Closed	February-17	OMBAS (Antique Show)										IT Expo				Graphics						VIN												
Hall B - Closed																																		
Hall C - Closed																																		
Hall D - Closed			OMBAS (Antique Show)																				Graphics											
Hall A - Closed	March-17	VINEXPO				Home Show				Juegos Miami				Barret Jackson																				
Hall B - Closed																																		
Hall C - Closed																																		
Hall D - Closed					Palm Beach		Home Show		Juegos Miami				Barret Jackson																					
Hall A - Closed	April-17	Barret Jackson				Miami Wholesale				Emerge																								
Hall B - Closed																																		
Hall C - Closed																																		
Hall D - Closed			Barret Jackson				JIS				Emerge				Fashion Week																			
Hall C	May-17			Maison & Objet												World Out Games																		
Hall A - Closed																																		
Hall B - Closed																																		
Hall D			Maison & Objet												World Out Games																			
Hall C	June-17	World Out Games																			FL Supercon												Fan	
Hall A - Closed																																		
Hall B - Closed																																		
Hall D		World Out Games							LE Miami								FL Supercon																	Fan
Hall C	July-17	FanFest																																
Hall A - Closed		Swimwear															FIME																	

# PRE-ART BASEL PERIOD

Need 30 days prior to Art Basel in 2016 and 2021  
 to ensure Center ready

Month	Hall	Event	Color
July-16	Hall C - Closed		
	Hall A	FI Supercon	Yellow
	Hall B	Swimwear	Red
	Hall D - Closed		
August-16	Hall C - Closed		
	Hall A	FIME	Yellow
	Hall B		Red
	Hall D - Closed		
September-16	Hall C - Closed		
	Hall A	Home Show	Purple
	Hall B	Design Americas	Yellow
	Hall D - Closed		
October-16	Hall C - Closed	JIS*	
	Hall A	Jump Dance	Red
	Hall B	New Construction	Yellow
	Hall D - Closed	JIS*	
November-16	Hall A - Closed	NEED ELECTION ROOMS IN HALLS A OR B	
	Hall B - Closed	Auto	
	Hall C - Closed		
	Hall D - Closed		
December-16	Hall A - AB Show	Art Basel	Purple
	Hall B - AB Show		Yellow
	Hall C - AB Show		
	Hall D - AB Show		

# OTHER PERIODS

- Not possible to:
  - "...to complete the Miami Beach Convention Center Project within 24 30 months; but not to exceed 36 months..." .....**AND**
  - "...accommodate as many events as possible."
- Request to minimize event impact on construction
  - Accommodate only those events that have requested bookings at the Convention Center as of April 13, 2015

# NEW APPROACH ADVANTAGES

- Aligns cash needs with bond funding
- More time to plan efficient exhibit hall renovation
- Better use of labor force
- Nearly eliminates risk of providing facility for Art Basel
- Creates new front door by 2016
- Brings parking on earlier
- Exhibit halls never on two levels
- No contacts in place during closed period
- Hotels already busy during period with tourists

# REQUESTED ACTION

## Modify booking policy during construction

- Accommodate only those events that have requested bookings at the Convention Center as of April 13, 2015
- Authorize the closure of the Convention Center:
  - October 19, 2016 through November 16, 2016
  - December 10, 2016 through April 30, 2017
  - October 17, 2017 through November 22, 2017