

An architectural rendering of the Miami Beach Convention Center renovation and expansion project. The image shows a modern building with a curved, metallic facade and large glass windows. A paved walkway with people is in the foreground, and a road with a car is visible on the right. The background features palm trees and lush greenery under a bright sky. The text is overlaid on the image in a dark blue, sans-serif font.

# MIAMI BEACH CONVENTION CENTER RENOVATION & EXPANSION PROJECT

Construction Manager  
At-Risk Contract Approval

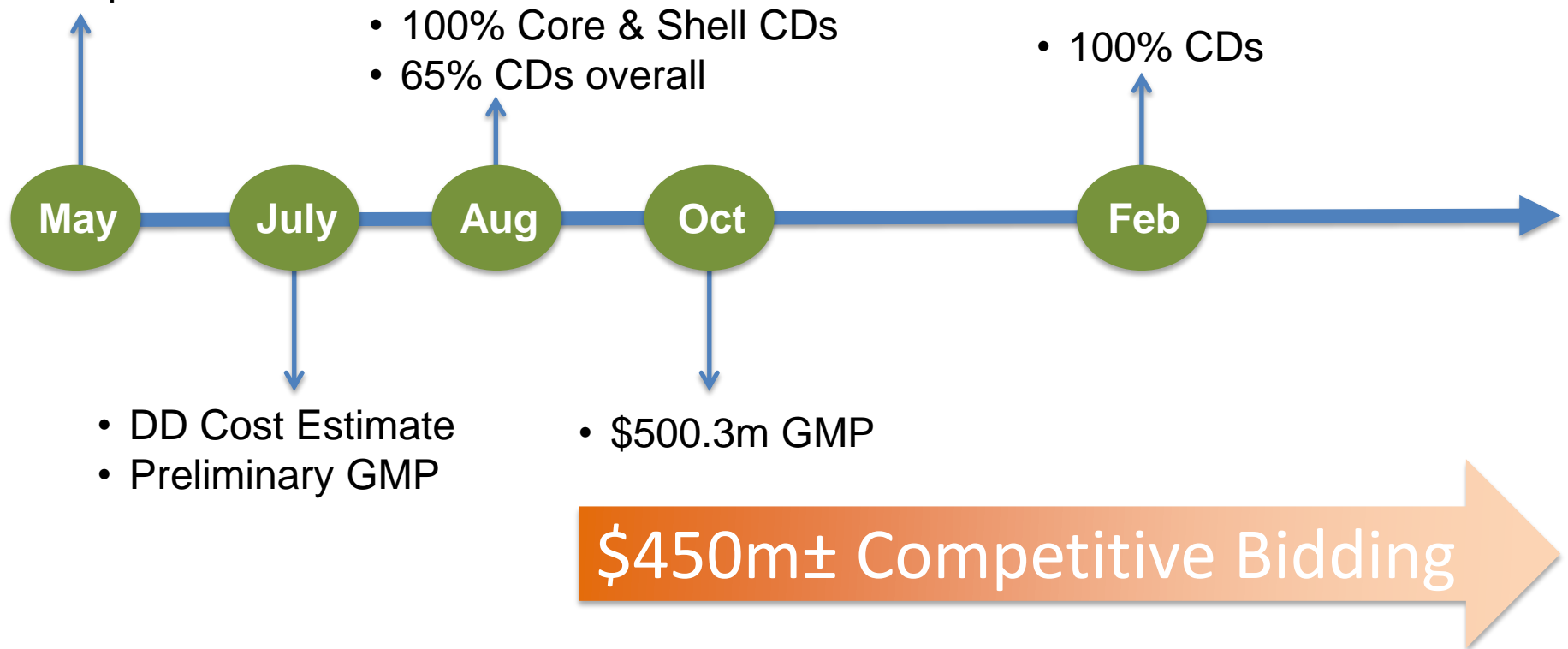
May 20, 2015

# REQUESTED COMMISSION ACTION

Request approval to execute the Construction Manager At Risk Agreement with Clark Construction Group pursuant to RFP No. 2015-129-ME, for the Miami Beach Convention Center Renovation and Expansion Project

# CONSTRUCTION BIDDING PROCESS

- CMR Pre GMP Fees
- CMR Fees
- Design Development Complete



# PRE-GMP FEES

	<b>Proposed</b>	<b>Negotiated</b>	<b>Savings</b>
Staffing	\$2,424,269	\$2,167,898	-\$256,371
Expenses	530,530	326,175	-204,355
Fee	715,000	100,000	-615,000
<b>Subtotal</b>	<b>3,669,799</b>	<b>2,594,073</b>	<b>-1,075,726</b>
Demobilization *	0	400,000	400,000
<b>Total</b>	<b>\$3,669,799</b>	<b>\$2,994,073</b>	<b>-\$675,726</b>

\* Only Paid if do not reach agreement on GMP Amendment.

# CMR FEE: 3.8% (\$18.3M)

*Initial proposal: 3.95% (\$19.0m)*

		Year Opened	Const. Cost	Fee
Miami Marlins Ballpark	Hunt/Moss JV	2012	\$620m	3.15%
Miami Science Museum	Suffolk	Current	\$109m	3.5%
Boston Conv. & Expo Center	Clark/Hubert Hunt	2004	\$463m	< 3.95%
Amway Center Orlando	Hunt	2010	\$480m	< 4%
Orlando Performing Arts Center	Balfour Beatty	2014	\$200m	< 4%
Orlando Phase V	Hunt/Clark JV	2003	\$520m	4%
Phoenix CC Expansion	Hunt	2008	\$552m	4%
Music City Center Nashville	Clark	2013	\$372m	4.25%
McCormick Place HQ Hotel	Clark	Current	\$335m	4.50%
McCormick Place Events Center	Clark	Current	\$142m	5.25%
MIA South Terminal	Parsons-Odebrecht	2007	\$840m	6%
MIA North Terminal	Parsons-Odebrecht	2014	\$1,450m	6%

*Budgeted \$14.6m, incremental costs to be funded by construction contingency*

# KEY CONTRACT TERMS

- Comprehensive scope of services for Pre-Construction Phase Services, Construction Phase Services, and the Post-Occupancy/Close-out Phase;
- Process and timeline for development of the Guaranteed Maximum Price ("GMP") for the Project based on 65% completed Construction Documents, subject to City Commission approval of a GMP Amendment;
- Competitive "open book" trade bidding for work performed by Subcontractors and Suppliers;
- Detailed provisions for Quality Assurance/Quality Control to ensure City's quality requirements are met;
- Schedule requirements and specified damages for failure to achieve key Art Basel milestones, as well as liquidated damages in the amount of \$15,000 per day for failure to timely achieve Substantial Completion (currently anticipated to be May 31, 2018);

# REQUESTED COMMISSION ACTION

Request approval to execute the Construction Manager At Risk Agreement with Clark Construction Group pursuant to RFP No. 2015-129-ME, for the Miami Beach Convention Center Renovation and Expansion Project