


Resolutions - R7 AA

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Jimmy L. Morales, City Manager
DATE: July 26, 2017

SUBJECT: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE CITY MANAGER TO AWARD AN AGREEMENT, PURSUANT TO REQUEST FOR PROPOSALS (RFP) NO. 2016-204-KB, FOR DESIGN/BUILD SERVICES FOR A NEW PARKING GARAGE FACILITY AND RELATED INFRASTRUCTURE FOR THE COLLINS PARK PARKING GARAGE, TO KVC CONSTRUCTORS, INC., WITH THE GUARANTEED MAXIMUM PRICE (GMP) IN THE AMOUNT OF \$22,465,009.00; AUTHORIZING A TEN PERCENT (10%) OWNER'S CONTINGENCY FOR THE PROJECT IN THE AMOUNT OF \$2,246,500.90; AND FURTHER AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A DESIGN BUILD AGREEMENT WITH KVC CONSTRUCTORS, INC.

RECOMMENDATION

Adopt the Resolution.

ANALYSIS

On April 13, 2016, the City Commission requested that the Professional Services contract with Zaha Hadid/BBA joint venture be terminated after deliberation of the final valued engineered redesign of the Collins Park Parking Garage Project submitted on March 31, 2016.

The Commission directed administration to proceed with a new solicitation for professional services for the design and construction of a new parking garage that would meet the City's parking needs and that could include retail component, art galleries, art anchor tenants, and a beautiful wrapped shell design. The directive also included coordination with the Collins Park Neighborhood Association and all affected neighborhoods.

On April 20, 2016, the City issued a Request for Qualification (RFQ) for the selection of a Consultant to prepare Design Criteria Packages (DCP) for several Parking Garages. The selected Consultant was tasked with preparing a DCP that would include concise performance-oriented specifications for the Collins Park Parking project. The purpose of the DCP is to furnish sufficient information to allow Design-Build (DB) firms to provide a response to the City's Request for Proposals (RFP) for Design-Build services. The DB firm will be required to seek all necessary City approvals during the design process.

The Administration proceeded with a design-build method of procurement and requested proposals from DB Firms for the design, permitting, construction administration, and the construction of a new parking garage facility and related infrastructure for the Collins Park Parking Garage. The Parking Garage design is anticipated to be a conventional parking garage structure wrapped with an aesthetically pleasing architectural element. The parking structure is to include bicycle storage, scooter stalls and car charging stations and retail areas which may include common areas for gatherings.

RFP PROCESS – PHASE I

On September 14, 2016, the City Commission directed the Administration to issue a Request for Proposals (RFP) for design/build services for a new parking garage facility and related infrastructure for the Collins Park parking garage. The RFP was released on September 16, 2016, with an opening date of November 4, 2016. A pre-proposal conference to provide information to the proposers submitting a response was held on September 27, 2016.

In accordance with Section 287.055, Florida Statutes, the RFP provides for a two-step, phased evaluation process. The Phase I selection process relates to the qualifications, experience and availability of the proposers and key members of the design-build team, including the lead designer and lead constructor. Only those Proposers short-listed during Phase I are authorized to proceed to Phase II of the RFP selection process, in which price and detailed technical proposals based on the approved DCP will be considered.

Under Phase I, the City received proposals in response to the RFP from the following seven (7) firms:

- Burke Construction Group
- Finfrock Construction, Inc.

- Kaufman Lynn Construction
- KVC Constructors
- Munilla Construction Management
- Plaza Construction Group Florida, LLC
- Stiles Construction

On November 28, 2016, the City Manager appointed the Evaluation Committee via LTC # 511-2016. The Committee convened on December 19, 2016 to consider proposals received. The Committee was comprised of Sabrina Baglieri, Senior Capital Projects Coordinator, Office of Capital Improvement Projects, City of Miami Beach; Monica Beltran, Assistant Director, Parking Department, City of Miami Beach; Ray Breslin, Resident and Collins Park Neighborhood Association President; Adrian Morales, Senior Administrative Manager, Property Management, City of Miami Beach; and Mark Milisits, Asset Manager, Tourism, Culture and Economic Development, City of Miami Beach.

The Committee was provided an overview of the project, information relative to the City's Cone of Silence Ordinance and the Government Sunshine Law. The Committee was also provided general information on the scope of services, references, and a copy of each proposal. The Committee was instructed to score and rank each proposal pursuant to the evaluation criteria established in the RFP. The evaluation process resulted in the ranking of proposers as indicated in Attachment A, in the following order:

- 1st KVC Constructors
- 2nd Plaza Construction Group Florida, LLC
- 3rd Finfrock Construction, Inc.
- 4th Kaufman Lynn Construction
- 5th Burke Construction Group
- 6th Munilla Construction Management
- 7th Stiles Construction

On January 11, 2017, City Commission adopted Resolution No. 2017-29697 accepting the recommendation of the City Manager pertaining to the ranking of proposals with respect to Phase I of the RFP selection process pursuant to Request For Proposals (RFP) No. 2016-204-KB, for design/build services for a new parking garage facility and related infrastructure for the Collins Park parking garage, and authorizes (1) KVC Constructors, Inc., (2) Plaza Construction Group Florida, LLC, (3) Finfrock Construction, Inc., and (4) Kaufman Lynn Construction, to be further considered in Phase II of the RFP evaluation process.

RFP PROCESS – PHASE II

Upon receipt of the DCP from the Office of Capital Improvement Projects, on April 13, 2017, the Procurement Department issued Phase II of the RFP process to the short-listed proposers. A pre-proposal conference to provide information to the short-listed proposers was held on April 25, 2017. On May 3, 2017, the City received notification from Finfrock Construction, Inc., indicating that the firm would not be submitting a Phase II response for this project. On June 29, 2017, the City received proposals in response to Phase II of the RFP from the following short-listed proposers:

- KVC Constructors, Inc.
- Plaza Construction Group Florida, LLC,
- Kaufman Lynn Construction

The Evaluation Committee, appointed by the City Manager via LTC # 201-2017, convened on July 11, 2017, to consider the technical proposals received under Phase II. The Committee was comprised of Sabrina Baglieri, Senior Capital Projects Coordinator, Capital Improvement Program Division, City of Miami Beach; Monica Beltran, Assistant Director, Parking Department, City of Miami Beach; Alan Lieberman, Miami Beach Hotelier; and Mark Milisits, Asset Manager, Tourism, Culture and Economic Development, City of Miami Beach.

The Committee was provided an overview of the project, information relative to the City's Cone of Silence Ordinance and the Government Sunshine Law. The Committee was also provided general information on the scope of services, a copy of each proposal, and engaged in a question and answer session with each proposer. The Committee was instructed to score and rank each proposal pursuant to the evaluation criteria established in the RFP for Phase II. The evaluation process resulted in the ranking of proposers as indicated in Attachment B, in the following order:

- 1st Kaufman Lynn Construction
- 2nd KVC Constructors
- 3rd Plaza Construction

As required by the RFP, cost proposals were opened at the Evaluation Committee meeting. After the meeting, staff reviewed the cost proposals for responsiveness. The due diligence review of the staff resulted in the determination that the proposal from Kaufman Lynn Construction is non-responsive for failure to submit Appendix E, Proposal Certification Form, in its entirety and fully executed by the deadline established for the receipt of proposals as required in the RFP. The City Attorney's Office has determined that failure to submit the fully completed and executed Proposal Certification Form is a material variation from the RFP that cannot be waived. Therefore, Kaufmann Lynn Construction's proposal cannot be considered. In addition to not submitting an executed and notarized Proposal Certification, Kaufman Lynn's proposal contained material deficiencies that separately render the Proposal non-responsive, including the exclusion of required bid items (e.g., site remediation).

[KVC Constructors, Inc.](#)

Based on the information contained in its proposal, KVC is a Miami-Dade based Design/Build company that has earned a strong reputation for excellence in delivery of a broad range of construction services and projects and has developed a niche in the construction of parking and mixed-use facilities. In the last 12 months, KVC has either successfully completed or has worked on five major parking garages including Braman Motors Parking Garage, City View Parking Garage, Museum Parking Garage, The Palms Parking Garage and Wynwood Parking Garage.

In addition to those mixed-use garages, KVC is proud to have been the Design-Builder for the City of Miami Beach's Pennsylvania Avenue Design-Build Parking Garage in collaboration with Frank Gehry, which was the recipient of an Awards of Excellence from the Florida Parking Association. KVC has assembled a team of design and construction professionals who we have worked together for more than 25 years, and are currently working with on multiple parking garages as well as other projects. The make-up of the design team includes well respected design firms that are leaders in their respective fields. This includes Wolfberg Alvarez & Partners (WA), Hershell Gill Consulting Engineers (HGCE), Kimley-Horn, and Shulman + Associates, all who have long established reputations for design excellence. As the parking consultant, Kimley-Horn's project manager, Mark Santos, P.E., is a certified Parksmart Advisor, which adds additional value to the team.

Plaza Construction Group Florida, LLC

Based on the information contained in its proposal, Plaza Construction Group Florida, LLC, as Prime Proposer, in a design-build partnership with Heery International, Inc. (Plaza/Heery). The team offers a dynamic and fresh approach that will give the City of Miami Beach the best option in achieving its vision. The team is committed to bringing together functional design, efficiency, environmentally sound and aesthetic appeal, in keeping with the character of the immediately adjacent cultural center and Collins Park Neighborhood. The design-build team includes the most qualified professionals with experience in design-build management, parking garage expertise, and familiarity with construction in Miami Beach. Plaza and its team has built over 3.4 million square feet of facilities just-blocks from Collins Park, giving us unparalleled insight & knowledge of your site conditions, neighborhood and overall building requirements. Recent successes demonstrate that our completion of similar projects is proven.

Heery International, the proposed Architect of Record, with one of the largest parking structures completed in Florida, located in Miami-Dade County, has been intimately involved with the Collins Park Neighborhood Association, and understands the stakeholders needs and culture. The commitment in delivering value through design is extended with the inclusion of Elliot + Associates Architects as lead designer, whose parking garage portfolio is award winning and nationally recognized. Additionally, Tim Haahs offers extensive parking garage experience, and along with TLC Engineering, Kimley-Horn, Miller Legg, ATC, & Garth Solutions, that have in-depth working experience with the City and familiarity with the proposed site conditions and project requirements.

CONCLUSION

After reviewing all the submissions and the results of the evaluation process, I find that KVC Constructors, Inc. (KVC), provided the best overall combination of technical proposal and cost. With regard to its technical proposal, KVC was the top ranked responsive proposer by the Evaluation Committee. Some of the highlights of the KVC technical proposal, as articulated by the Evaluation Committee, include:

- Connectivity from garage to Bass Museum, MDC Library, and Collins Park
- Introduction of promenades and greenery along Liberty Ave.
- Pedestrian friendly access to garage and vicinity
- Activation of ground liner by the introduction of approximately 15,000 SF of retail
- Establishes the Collins Park area as a cultural enclave for the City
- Interactive community involvement with the crossword puzzle skin concept
- Innovative signage and wayfinding at proposed Liberty Plaza

In addition to its second ranked technical proposal, KVC submitted the lowest overall project cost of \$22,465,009. The City's Office of Capital Improvement Projects prepared a preliminary cost analysis of the garage component depicted on KVC's technical proposal to determine the cost per space for the "construction only costs" of the garage. Based on the information reviewed, it was determined that the construction cost per space is approximately \$33,000. KVC proposes a total of 510 parking spaces.

Therefore, based on the best overall combination of technical proposals and costs, I recommend that the Mayor and City Commission approve the Resolution authorizing the Administration to award KVC Constructors, Inc., pursuant to Request for Proposals (RFP) No. 2016-204-KB for Design/Build Services for a new parking garage facility and related infrastructure for the Collins Park parking garage, to KVC Constructors, Inc., with the Guaranteed Maximum Price (GMP) in the amount of \$22,465,009.00; and authorize a ten percent (10%) Owner's Contingency for the Project in the amount of \$2,246,500.90; and further authorizes the Mayor and City Clerk to execute a Design Build Agreement with KVC Constructors, Inc.

KEY INTENDED OUTCOMES SUPPORTED

Build And Maintain Priority Infrastructure With Full Accountability

FINANCIAL INFORMATION

Grant funds will not be utilized for this project.

Amount 1 \$17,497,032.65 **Account 1** 365-0820-069357-00-410-528-00-00-00-
(Construction) 28010

Amount 2	\$	Account 2	463-0820-069357-00-418-000-00-00-00-28010
	1,955,000.00		
	(Construction)		
Amount 3	\$	Account 3	365-0820-069357-00-410-546-00-00-00-29530
	3,012,976.35		
	(Construction)		
Amount 4	\$	Account 4	365-0820-069357-00-410-528-00-00-00-28010
	2,246,500.90		
	(10% Contingency)		
Total	\$24,711,509.90		

Legislative Tracking

Capital Improvement Projects/Procurement

ATTACHMENTS:**Description**

- Phase II -- Evaluation Committee Scoring and Ranking
- KVC Constructors -- Technical Proposal Plans
- Phase I -- Evaluation Committee Scoring and Ranking
- Resolution