

MIAMI BEACH

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COMMISSION MEMORANDUM

TO: Mayor Dan Gelber and Members of the City Commission

FROM: Alina T. Hudak, City Manager 

DATE: June 28, 2023

SUBJECT: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE CITY MANAGER, TO AUTHORIZE NEGOTIATIONS RELATING TO REQUEST FOR QUALIFICATIONS NO. 2023-120-ND, FOR CONSTRUCTION MANAGER AT RISK (CMR) FOR THE 72ND STREET COMMUNITY COMPLEX PROJECT; AUTHORIZING THE ADMINISTRATION TO ENTER INTO NEGOTIATIONS WITH KAUFMAN LYNN CONSTRUCTION, INC., AS THE TOP-RANKED PROPOSER; FURTHER, IF THE ADMINISTRATION IS NOT SUCCESSFUL IN NEGOTIATING AN AGREEMENT WITH KAUFMAN LYNN CONSTRUCTION, INC., AUTHORIZING THE ADMINISTRATION TO ENTER INTO NEGOTIATIONS WITH PCL CONSTRUCTION SERVICES, INC., AS THE SECOND-RANKED PROPOSER; AND FURTHER AUTHORIZING THE MAYOR CITY MANAGER AND CITY CLERK TO EXECUTE AN AGREEMENT, WHICH SHALL INCLUDE PRECONSTRUCTION SERVICES, UPON CONCLUSION OF SUCCESSFUL NEGOTIATIONS; AND REQUIRING THAT THE FINAL GUARANTEED MAXIMUM PRICE (GMP) FOR CONSTRUCTION SERVICES BE SUBJECT TO PRIOR APPROVAL OF THE CITY COMMISSION.

RECOMMENDATION

The Administration recommends that the Mayor and City Commission approve the Resolution pertaining to the proposals received, pursuant to RFQ 2023-120-ND, for Construction Manager at Risk (CMR) for the 72nd Street Community Complex Project, authorizing the Administration to enter into negotiations with Kaufman Lynn Construction, Inc., as the top-ranked proposer; and, if the Administration is not successful in negotiating an agreement with Kaufman Lynn Construction, Inc., authorizing the Administration to enter into negotiations with PCL Construction Services, Inc., as the second-ranked proposer. The Resolution also authorizes the City Manager and City Clerk to execute an agreement upon conclusion of successful negotiations, which will include preconstruction fees. The guaranteed maximum price (GMP) for the project will be submitted to the City Commission for approval as an amendment.

The solicitation is currently under the cone of silence.

BACKGROUND/HISTORY

On November 6, 2018, Miami Beach residents approved a ballot measure, which authorized the issuance of a general obligation bond (G.O. Bond) for the design, permitting, manufacture installation, and construction of the 72nd Street Community Complex. A total of \$55 million of general obligation bonds were issued to fund the project, including but not limited to the design, permitting, and construction. The Project includes a multi-level mixed-use parking garage requiring the program components of a 500-space parking structure, a rooftop competition pool with support amenities, a multi-purpose warm-up pool, 5,000 - 10,000 SF Miami-Dade County

library, a commercial/retail space, a 7,500 SF fitness center, a community center, an active green space, and a jogging path.

On June 24, 2020, the Mayor and City Commission authorized the issuance of Request for Proposals (RFP) 2020-180-ND for design/build services for the 72nd Street Community Complex. After unsuccessful negotiations with the first and second-ranked firms, on October 26, 2022, via Resolution No. 2022-32386, the City Commission rejected all the proposals and terminated the RFP process. The City Commission also directed the Administration to prepare a new competitive solicitation for preconstruction services, and construction phase services for the project.

As a result, the Administration developed the subject RFQ seeking proposals from construction manager at risk firms with the capabilities and experience to provide preconstruction services, and construction phase services via a Guaranteed Maximum Price (GMP) for the 72nd St Community Complex located. Work required under this RFQ shall be performed in accordance with the approved design and construction documents for the project, and will include a 500-space parking structure, a rooftop competition pool with support amenities, a multi-purpose warm-up pool, 5,000 - 10,000 SF Miami-Dade County library, a commercial/retail space, a 7,500 SF fitness center, a community center, an active green space, and a jogging path. The successful CMR firm must demonstrate an ability to provide multi-disciplinary management in the areas of scope definition/validation, cost estimating, construction scheduling, construction services, quality control and assurance plan, building code review/inspection, design and constructability review, close-out, and warranty services.

ANALYSIS

On February 22, 2023, the Mayor and the City Commission authorized the issuance of Request for Qualifications (RFQ) No. 2023-120-ND, for Construction Manager at Risk (CMR) for the 72nd Street Community Complex Project. On February 27, 2023, the RFQ was issued. A voluntary pre-proposal conference to provide information to proposers submitting a response was held on March 10, 2023. One (1) addendum was issued. The Procurement Department issued bid notices to 37,378 companies through the City's e-procurement system, with 86 prospective bidders accessing the advertised solicitation. RFQ responses were due and received on April 10, 2023. The City received a total of two (2) proposals from Kaufman Lynn Construction, Inc. and PCL Construction Services, Inc.

On April 17, 2023, the City Manager appointed the Evaluation Committee via LTC # 171-2023. The Evaluation Committee convened on May 4, 2023, to consider the proposals received. The Committee was comprised of Monica Beltran, Director, Parking Department; Jose Del Risco, Assistant Director, Parks and Recreation Department; Francisco Garcia, Division Director, Facilities and Fleet Management Department; David Gomez, Division Director, Office of Capital Improvement Projects; Ronnie Issenberg, Member, Ad Hoc North Beach CRA Advisory Committee; Carolina Jones, Member, Parks and Recreation Advisory Committee; and Rodney Knowles, Assistant Director, Public Works Department. 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 with general information on the scope of services and a copy of each proposal. The Committee was instructed to score and rank each proposal pursuant to the evaluation criteria established in the RFQ. The evaluation process resulted in the following ranking of proposers (See Attachment A):

- 1st ranked – Kaufman Lynn Construction, Inc.
- 2nd ranked – PCL Construction Services, Inc.

A summary of each firm follows based on information provided by each firm.

Kaufman Lynn Construction, Inc.

Established in 1989, Kaufman Lynn Construction (KL) has built high-quality buildings and long-lasting client relationships. KL excels in the collaborative nature of the Construction Manager at Risk approach. The firm has a broad range of experience across an array of project types and disciplines for governmental/municipal, multifamily, education, healthcare, mixed-use, and office space clients. KL specializes in municipal and parking garage projects, having successfully completed dozens of multi-level mixed use parking structures. Structures that KL have completed include the Golden Glades Multi-Modal Transportation Facility, Brightline Boca Raton Station & Garage, Pompano Beach Mixed Use Parking Garage, Quadro Mixed Use Parking Garage, 2020 Salzedo Parking Garage, Tower 155 Mixed Use Parking Garage and the FAU Mixed Use Parking Garage.

In addition, KL was selected in January 2020 as the Construction Manager at Risk for the Fire Station Number 1 facility, G.O. Bond Project No. 45.

PCL Construction Services, Inc.

PCL Construction Services, Inc. (PCL) is the nation’s 9th largest contractor with over 30 years of trusted local experience and superior standing in the South Florida market. PCL’s capability in managing a large and complex CMR project is reflected in the firm’s experience on over 4,500 previous construction management at-risk projects. Several mixed-use parking structures that PCL has completed are the Grand Hope Lofts Parking Structure in Los Angeles, CA, the Cedar Grove Parking Garage in Eagan, MN, Cititower in Orlando, FL, Wallypark Parking Structure in Seatac, WA, and UCF Downtown Parking Structure in Orlando, FL.

SUPPORTING SURVEY DATA

Results from the 2019 resident survey show that 80% of residents are satisfied or very satisfied with living in North Beach. In order to continue to improve the satisfaction of these residents, the City intends to contract with a Certified General Contractor to be the Construction Manager at Risk for the 72nd Street Community Complex. This firm will provide the North Beach residents with a multi-level mixed-use parking garage.

FINANCIAL INFORMATION

The pre-construction services fees will be negotiated with the selected firms in order of rank. It is not anticipated that grant funding will be utilized for this project. The pre-construction and construction services included in this RFQ will be funded by the 72nd Street Community Complex G.O. Bond project.

CONCLUSION

After reviewing the submissions and the Evaluation Committee’s rankings and commentary, Kaufman Lynn Construction, Inc. is deemed to be the best-qualified firm for the project. Kaufman Lynn is a local construction company that has built high-quality buildings for over 30 years, with a diverse portfolio of projects reflecting its expertise. Kaufman Lynn has completed work on over 8,584 parking garage spaces and more than 200 pools, including elevated, competition, and stainless steel pools utilized for various functions. Kaufman Lynn has vast current and past experience with large institutions and governments in the Tri-County area, completing projects with similar aspects to those of the 72nd Street Complex Project.

PCL Construction Services, Inc., the second-ranked proposer, is also well qualified and should be considered if negotiations with Kaufman Lynn are unsuccessful.

For the reasons stated herein, it is recommended that the Mayor and City Commission approve the Resolution authorizing the Administration to enter into negotiations with Kaufman Lynn

Construction, Inc., as the top-ranked proposer; further, if the Administration is not successful in negotiating an agreement with Kaufman Lynn Construction, Inc., authorizing the Administration to enter into negotiations with PCL Construction Services, Inc., as the second-ranked proposer; and further authorizing the City Manager and City Clerk to execute an agreement upon conclusion of successful negotiations by the Administration, which will include preconstruction services. Preconstruction services are common in construction manager at-risk contracts and may include cost estimating, consultation regarding the design of the building project as it relates to potential cost impacts and constructability, the preparation and coordination of bid packages, scheduling, cost control, and value engineering. The guaranteed maximum price (GMP) for the project will be submitted to the City Commission for approval as an amendment.

Applicable Area
North Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14? Yes

Does this item utilize G.O. Bond Funds? Yes

Legislative Tracking: Capital Improvement Projects/Procurement

ATTACHMENTS:

Description
Attachment A
Resolution


EC / DM / AD / KB