

**CITY OF MIAMI, FLORIDA  
INTER-OFFICE MEMORANDUM**

**TO:** Emilio T. González, Ph.D.,  
City Manager

**DATE:** March 28, 2019

**FROM:** Annie Perez, CPFO, Director  
Department of Procurement



**SUBJECT:** Report of Evaluation Committee for RFP No. 18-19-005, Design-Build Services for Dinner Key Marina Repairs and Restoration Project

**ENCLOSURES:** Response Security List, Evaluation Committee Tabulation Sheets, and Evaluation Committee Appointment Memo

**Background**

On November 7, 2018, the Department of Procurement ("Procurement") issued Request for Proposals ("RFP") No. 18-19-005 for the provision of Design-Build ("D/B") Services for the Dinner Key Marina Repairs and Restoration Project ("Project"), on behalf of the Department of Real Estate Asset Management (DREAM). While governed by Florida Statutes Section 287.055, any typical D/B selection is comprised of two (2) steps. On December 6, 2018, Procurement received three (3) Step 1 Proposals in response to this solicitation. Subsequently, the proposals were reviewed by Procurement staff, upon which one (1) proposal, submitted by Kearns Construction, Co. (Kearns), was deemed responsive and responsible in accordance with the minimum qualifications and experience requirements of the RFQ. The other two (2) proposals, submitted by Dock and Marine Construction, Corp. and Marina Utilities, Inc., were deemed non-responsive and, therefore, disqualified from the procurement process for failure to meet the minimum requirements of the RFQ.

**Summary of Evaluation**

On January 31, 2018, the Evaluation Committee ("Committee") met and completed the Step 1 evaluation of the only responsive and responsible proposal, following the guidelines stipulated in the solicitation. The proposal was evaluated pursuant to the four (4) evaluation criteria listed below:

<b>Evaluation Criteria Step 1</b>	<b>Maximum Points (Per Committee Member)</b>
1. Qualifications and Experience of the Team	100
2. Proposer's Qualifications and Experience	100
3. Qualifications of Project Manager and Construction Manager	100
4. Past Performance of the Firms	100

After the evaluation and scoring activities were completed, Kearns' Step 1 proposal garnered a total of 1,732 points over a possible total of 2,000 points, or 87%. As a result, the Committee voted unanimously to advance Kearns to the Step 2 phase of the selection process, and required that an oral presentation be conducted to allow Kearns to present its Technical Proposal, and the Committee to ask further questions on its merits. Subsequently, on March 18, 2019, Procurement received a Step 2 Technical Proposal, inclusive of a Price Proposal, from Kearns, the sole responsive and responsible Proposer in this selection process.

On March 26, 2019, the Committee met and evaluated Kearns' Technical Proposal and received a full presentation by Kearns on the proposed solution for the project, following the guidelines stipulated in the solicitation. The proposal was evaluated pursuant to the four (4) evaluation criteria listed below:

<b>Evaluation Criteria Step 2</b>	<b>Maximum Points (Per Committee Member)</b>
1. Design & Construction Approach and Process	100
2. Contract and Financial Compliance	100
3. Technical Capabilities	100
4. Price	300

After the evaluation and scoring activities were completed, Kearns' Step 2 proposal garnered a total of 2,805 points over a possible total of 3,000 points, or 94%. As a result, the Committee voted unanimously to recommend to the City Manager that negotiations of a D/B agreement be initiated with Kearns. The tabulation and individual Committee member score sheets for both Steps 1 and 2 meetings are attached as supporting documentation.

**Recommendation**

The Committee hereby requests authorization for Procurement, in collaboration with the nominated Negotiations Committee, Messrs. Andrew Schimmel (DREAM), Hector Badia and Jose Oliveros (OCI), to commence negotiations with the highest ranked firm, Kearns, for a Design-Build Agreement to provide design-build services for the Dinner Key Marina Repairs and Restoration Project. In addition, the Committee nominated a representative from DREAM (name to be determined) and Mr. Robert Fenton (OCI) as Technical Advisors for the Negotiations Committee. Should negotiations with Kearns fail, the Committee further recommends rejecting all proposals, canceling the current RFP, and authorizing Procurement to issue a new RFP, in accordance with Section 18-87 of the City of Miami Code.

Approved:   
Emilio T. González, Ph.D., City Manager

Date: 4/15/19

- c. Joseph F. Napoli, Deputy City Manager, COM
- Fernando Casamayor, Assistant City Manager, COM
- Nzeribe Ihekwa, Ph.D., P.E., Assistant City Manager, COM
- Sandra Bridgeman, Assistant City Manager/Chief Financial Officer, COM
- Steven C. Williamson, Director, OCI, COM
- Daniel Rotenberg, Director, DREAM, COM
- Rafael Suarez-Rivas, Sr. Assistant City Attorney, City Attorney's Office, COM
- Fernando V. Ponassi, MA Arch., MA PPA, LEED®AP, Assistant Director, Procurement, COM



**STEP 1 MEETING JANUARY 31, 2019**

**CITY OF MIAMI  
DESIGN-BUILD SERVICES FOR THE DINNER KEY MARINA REPAIRS  
AND RESTORATION PROJECT**

**REQUEST FOR PROPOSALS (RFP) NO. 18-19-005**

**TABULATION SHEET, RFP NO. 18-19-005**

EVALUATION COMMITTEE	EVALUATION COMMITTEE						SUB-TOTAL	Average	TOTAL Qualitative Points	Qualitative RANK	Local Preference Ranges	Local Preference RANK	FINAL RANK
	Andrew Schimmel, DREAM, City of Miami (COM)	Hector Badia, Office of Capital Improvements, COM	Jose Oliveros, Office of Capital Improvements, COM	L. Carolina Alfonso, Cultural Affairs, Miami-Dade County (MDC)	Enrique Perez, Aviation Department, (MDC)								
1 KEARNS CONSTRUCTION, CO.  1A - Qualifications and Experience of the Team (Max. 100 points) 1B - Proposer's Qualifications and Experience (Max. 100 points) 1C - Qualifications of Project Manager and Construction Manager (Max. 100 points) 1D - Past Performance of the Firms (Max. 100 points)  Tie Breakers for Total Qual= Total Qualitative Points for 1A, 1B, 1C, and 1D, in that order.	95	80	90	84	75	424	85						
	96	80	80	87	70	413	83						
	95	85	85	88	85	438	88						
	97	90	100	90	80	457	91						
	383	335	355	349	310			1,732 87%				1	
2 DOCK AND MARINE CONSTRUCTION (*)  1A - Qualifications and Experience of the Team (Max. 100 points) 1B - Proposer's Qualifications and Experience (Max. 100 points) 1C - Qualifications of Project Manager and Construction Manager (Max. 100 points) 1D - Past Performance of the Firms (Max. 100 points)  Tie Breakers for Total Qual= Total Qualitative Points for 1A, 1B, 1C, 1D, 1E in That Order													
3 MARINA UTILITIES (*)  1A - Qualifications and Experience of the Team (Max. 100 points) 1B - Proposer's Qualifications and Experience (Max. 100 points) 1C - Qualifications of Project Manager and Construction Manager (Max. 100 points) 1D - Past Performance of the Firms (Max. 100 points)  Tie Breakers for Total Qual= Total Qualitative Points for 1A, 1B, 1C, 1D, 1E in That Order													

Fernando V. Pontasi, City of Miami Non-Voting Chairperson  
(\* ) Proposer was found to be non-responsive, and therefore disqualified for further consideration.



**STEP 2 MEETING MARCH 26, 2019**

**CITY OF MIAMI  
DESIGN-BUILD SERVICES FOR THE DINNER KEY MARINA REPAIRS AND RESTORATION PROJECT  
REQUEST FOR PROPOSALS (RFP) NO. 18-19-005**

**TABULATION SHEET, RFP NO. 18-19-005**

RANK	NAME OF FIRM(S)	EVALUATION COMMITTEE						SUB-TOTAL	Average	TOTAL Qualitative Points	Qualitative RANK	Local Preference Ranges	Local Preference RANK	FINAL RANK
		Andrew Schimmel, DREAM, City of Miami (COM)	Hector Badia, Office of Capital Improvements, COM	Jose Oliveros, Office of Capital Improvements, COM	L. Carolina Alfonso, Cultural Affairs, Miami-Dade County (MDC)	Enrique Perez, Aviation Department, (MDC)								
1	KEARNS CONSTRUCTION, CO.  2A - Design & Construction Approach and Process (Max. 100 points) 2B - Contract and Financial Compliance (Max. 100 points) 2C - Technical Capabilities (Max. 100 points) 2D - Price (Max. 300 points)  Tie Breakers for Total Qual= Total Qualitative Points for 2D, 2A, 2B, and 2C, in that order.	90	90	80	80	90	80	430	86			N/A		
		90	80	75	85	90	85	420	84	87%				
		300	300	300	300	300	1500	300	91	2,805			1	
		570	565	540	555	575			94%					
2	DOCK AND MARINE CONSTRUCTION (*)  2A - Design & Construction Approach and Process (Max. 100 points) 2B - Contract and Financial Compliance (Max. 100 points) 2C - Technical Capabilities (Max. 100 points) 2D - Price (Max. 300 points)  Tie Breakers for Total Qual= Total Qualitative Points for 2D, 2A, 2B, and 2C, in that order.							0	0	0				DQ
								0	0	0				
								0	0	0				
								0	0	0				
								0	0	0				
3	MARINA UTILITIES (*)  2A - Design & Construction Approach and Process (Max. 100 points) 2B - Contract and Financial Compliance (Max. 100 points) 2C - Technical Capabilities (Max. 100 points) 2D - Price (Max. 300 points)  Tie Breakers for Total Qual= Total Qualitative Points for 2D, 2A, 2B, and 2C, in that order.							0	0	0				DQ
								0	0	0				
								0	0	0				
								0	0	0				
								0	0	0				

Fernando V. Ponassi, City of Miami Non-Voting Chairperson  
(\*) Proposer was found to be non-responsive, and therefore disqualified for further consideration.

**CITY OF MIAMI, FLORIDA  
INTER-OFFICE MEMORANDUM**

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**TO:** Emilio T. González, Ph.D.  
City-Manager

**DATE:** November 29, 2018      **FILE:**

**FROM:** Annie Perez, CFRO, Director  
Department of Procurement

**SUBJECT:** Appointment of Evaluation Committee for Request for Proposals (RFP) No. 18-19-005, Design-Build Services for the Dinner Key Marina Repairs and Restoration Project

**REFERENCES:** RFP No. 18-19-005

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The Procurement Department ("Procurement"), on behalf of the Office of Capital Improvements ("OCI") and the Department of Real Estate and Asset Management (DREAM), issued RFP No. 18-19-005 on November 7, 2018, for Design-Build Services for the Dinner Key Marina Repairs and Restoration Project. It is respectfully requested that you approve the appointment of the following individuals to serve as members of the Evaluation Committee to evaluate and score proposals due on December 6, 2018. Each proposed member has the requisite knowledge and experience to evaluate the proposals pursuant to the RFP.

**Chairperson (non-voting)**

Fernando V. Ponassi, MA Arch., MA PPA, LEED@AP, Assistant Director, Procurement, City of Miami ("COM")

**City of Miami Committee Members (voting)**

Hector Badia, Assistant Director, OCI, COM  
Andrew Schimmel, Sr. Project Representative, DREAM, COM

**External Committee Members (voting)**

Carolina Alfonso, AIA, NCARB, LEED@AP, Construction Projects Manager, Miami-Dade County ("MDC") Department of Cultural Affairs  
Jose Hevia, RA, CGC, President, Aligned Bayshore Marina, LLC  
Enrique Perez, BS, MBA, Chief of Construction for Facilities Development, MDC Aviation Department

**Alternate Committee Members**

Jose L. Oliveros, Chief Project Manager, OCI, COM  
Mark Burns, Lease Manager, DREAM, COM

**APPROVED:**   
Emilio T. González, Ph.D., City Manager

12/5/18  
Date

AP: fvp

c: Joseph F. Napoli, Deputy City Manager  
Nzeribe Ihekwebaba, Ph.D., P.E., Assistant City Manager  
Sandra Bridgeman, Assistant City Manager/Chief Financial Officer  
Rafael Suarez-Rivas, Chief Assistant City Attorney  
Daniel Rotenberg, Director, DREAM  
Steven C. Williamson, Director, OCI  
Hector Badia, Assistant Director, OCI  
Fernando V. Ponassi, MA Arch., MA PPA, LEED@AP, Assistant Director, Procurement

**PR19025**