



City of Coral Gables
CITY COMMISSION MEETING
January 26, 2016

ITEM TITLE:

A Resolution approving a contract for the construction of the Miracle Mile and Giralda Avenue Streetscape Project (the Project) with Ric-Man International, Inc. for a guaranteed maximum price (GMP) of \$21,600,000; providing for amendments as approved by the City Manager and City Attorney prior to final approval; further waiving the Procurement Code pursuant to Section 2-583, entitled "Application of the Code," to authorize the City Manager to direct purchase certain items as specified in the Plan Design Specifications for the Project, and included within the GMP, as follows: stone pavers, stone furniture, lighting, and trees; further approving the direct purchase of additional pavers not included in the GMP for a price not to exceed \$300,000 to be available for future uses for the Project; further authorizing the City Manager to execute a contract with Cooper Robertson and Associates in an amount not to exceed \$500,000 to provide Construction Administration Services for the Project; further approving the Project budget; and the waiver of City fees for the project.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

BRIEF HISTORY:

The Miracle Mile/Giralda Avenue project is the result of decades of Community visioning. The project includes the transformation of the public realm to create a civic promenade that will become a focal point for the region. When completed Miracle Mile will include a beautiful, curbsless, granite paver pedestrian environment nearly 50% wider than it is today. This new environment will include extensive landscaping and trees, sidewalk cafes, public art, beautiful lighting, comfortable and inviting street furnishings and enhanced drainage. Additionally, Giralda Avenue will be a spectacular shared pedestrian environment that includes creative and artful paving, lighting, and landscaping. It is anticipated that Miracle Mile and Giralda Avenue will be streets that are world renowned, and a "must place to be."

In December 2014, the City Commission approved the award of a design contract to Cooper Robertson for the Miracle Mile/Giralda Avenue Streetscape project and in April 2015 the City Commission approved the selection of Ric-Man International, Inc. as the Construction Manager at Risk contractor for the project and on August 27th, 2015 approved A Resolution authorizing the City Manager to begin negotiations with Ric-Man International, Inc. for a Guaranteed Maximum Price (GMP) for the construction of the Miracle Mile and Giralda Avenue Streetscape project.

The final design of the project represents a collaborative effort by the Community encompassing more than 28 public meetings, including the dedicated and tireless efforts of the Steering Committee members who participated in nine design workshops and countless other meetings; review and input by City Boards and Commissions, the Community at large, and the guidance and direction of the City Commission as shown in attachment "A", Public Outreach.

Over the past several months, the project team including Cooper Robertson and Partners, Ric-Man International, Inc., AECOM and Stantec as agents for the City, and staff have collaboratively worked together to refine the project plans to improve value and constructability while assuring that

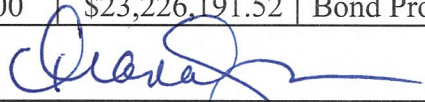
the community’s vision for the project is maintained. This effort has successfully resulted in the attached proposed contract with Ric-Man International, Inc. The following recommendations for modifications and adjustments to the plan include;

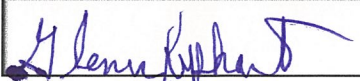
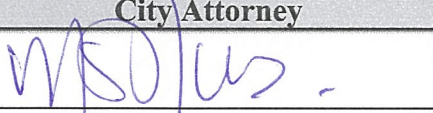
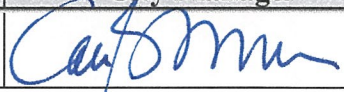
- Improved and enhanced drainage system
- Substitution of traditional Coral Gables Beige concrete in lieu of shell concrete at corners and tree wells
- Traditional irrigation system

The project budget is as follows:

(Project Budget)			
	Giralda	Miracle Mile	
<u>Design</u>			
	\$ 450,000	\$ 1,850,000	
Giralda Design:	\$ 450,000		
Miracle Mile Design:		\$ 1,850,000	
			Design Subtotal: \$ 2,300,000
<u>Ric-Man Construction GMP Contract</u>			
	\$ 3,900,000	\$ 17,600,000	
CCTV Conduit		\$ 100,000	
Giralda GMP:	\$ 3,900,000		
Miracle Mile GMP:		\$ 17,700,000	
			Ric-Man Construction GMP Contract Subtotal: \$ 21,600,000
<u>Construction</u>			
Construction administration	\$ 100,000	\$ 400,000	
Construction inspection & testing	\$ 80,000	\$ 270,000	
Giralda Construction:	\$ 180,000		
Miracle Mile Construction:		\$ 670,000	
			Construction Subtotal: \$ 850,000
<u>Additional</u>			
Additional paving materials for storefronts	\$ 50,000	\$ 250,000	
Moveable furniture		\$ 60,000	
Miscellaneous project costs	\$ 250,000	\$ 750,000	
Giralda Additional:	\$ 300,000		
Miracle Mile Additional:		\$ 1,060,000	
			Additional Subtotal: \$ 1,360,000
			Giralda Total: \$ 4,830,000
			Miracle Mile Total: \$ 21,280,000
			Project Grand Total: \$ 26,110,000

FINANCIAL INFORMATION:

Account No.	Amount	Source of Funds
310-1500-559-63-00	\$863,892.48	Prepayments received from property owners
380-1500-572-63-09	\$1,169,916.00	Miami Dade GOB Funds
310-1500-559-63-00	\$150,000	MWASD Reimbursement
310-1500-559-63-00	\$700,000	Sunshine State Governmental Financing Commission Taxable Loan
310-1500-559-63-00	\$23,226,191.52	Sunshine State Governmental Financing Commission Bond Proceeds (will be rounded up to \$23,250,000)
APPROVED BY: 		

Department Director	City Attorney	City Manager
		

- Attachments:**
1. Proposed Resolution
 2. Attachment A - Public Outreach
 3. GMP Contract