

**EXPLANATION OF CONSENT AGENDA ITEM E.3.b. – March 18, 2015**

**ITEM:**

**3.b. Cruise Terminal Program**

- 3.b.1. Consideration of approving a two phase renovation and expansion program to CT#5 and CT#10 and authorizing staff to increase BEA's purchase orders P16511 (CT#5) by \$191,875.00 and P16510 (CT#10) by \$304,375.00 to complete 35-45% plans for both CT#5 and CT#10.
- 3.b.2. In order to prepare preliminary designs, cost and budget, staff recommends consideration of authorizing issuing a formal solicitation for CT#3 design-build in a multi-step procurement process.

**EXPLANATION:**

Background: CT#5 and CT#10 have a series of physical and operation constraints that require future capital investment and upgrades. Both were built for a smaller era of ship and prior to today's security measures. Both were built prior to modern gangway systems. BEA has evaluated concept plans to improve security clearance and processing, passenger check-ins, contemporary modern finishes, improved baggage laydown and improved gangway systems. Early studies and concepts show we can renovate and expand both buildings at reasonable investment levels of \$15-17 million at CT#5, and \$25-30 million at CT#10 to extend the life of both terminals, improve ship fleet compatibility, and to create two modern and very functional terminals through a 2016 Renovation Plan. Current ship schedules give us capacity to do so May 2016 through October 2016. Staff recommends an expansion of BEA's scope from conceptual planning phase to create 35-45% plan sets to effectively plan, design and provide cost estimate and schedules for a complete program at each terminal.

<b>Original P16511 - CT#5</b>	
Commission approved 11/19/2014 [Budget 2030]	\$ 37,250.00
<b>This request for increase</b>	<b><u>191,875.00</u></b>
New Total of PO	\$229,125.00

<b>Original P16510 - CT#10</b>	
Commission approved 11/19/2014 [Budget 2042]	\$ 61,250.00
<b>This request for increase</b>	<b><u>304,375.00</u></b>
New Total of PO	\$365,625.00

In addition, CT3 could effectively be deferred under current deployment schedules to a late 2016 start and completion late 2017 to early 2018. To effectively plan, create conceptual and preliminary plan development, permit and create budgets and schedules, staff recommends proceeding with a multi-phase design build solicitation for a new 185,000 SF Terminal, Parking Garage, Berth and Civil Engineering aspects.

**Funding Review by Finance (Pat Poston):**

3.b.1. The total NTE amount of \$191,875 (CT5) and \$304,375 (CT10) is included in the FY15 Capital Budget and no increase is required. [Budget item 2030-CT5 Upgrades, 2042-CT10 Improvements]

3.b.2. There is currently no budget item for CT3. Once approved, the capital item and funding source will be added.

**STAFF RECOMMENDS APPROVAL**

Prepared by John Walsh



March 10, 2015

John Walsh  
Port Director and CEO  
Canaveral Port Authority  
445 Challenger Road, Suite 301  
Cape Canaveral, FL 32920

Re: Professional A/E Design services for CT 5 and CT 10

Dear John,

BEA is pleased to submit this proposal for Architectural / Engineering and Planning services for CT 5 & 10. At your request we have put together a detailed proposal for services to allow us to advance the design to a Schematic Design level. At that level we should be able to submit the plans for detail pricing and use the plans to submit for a Design Build contract or complete the design and submit them for competitive bids.

As you know Terminals 5 & 10 were built in the 80s to service much smaller ships than are calling on Port Canaveral today. There have been several small to midsized upgrades to the terminals throughout the years however the current security screening requirements and size of ships do not allow these terminals to operate efficiently. Additionally there is a niche market for luxury ships which we believe can be well served with some additional finish upgrades to CT 5.

Our Scope includes the preparation of Schematic Design level Architectural & Engineering plans and outline specifications for CT 5 & CT 10 following the direction outlined in our current study for both facilities. We believe with the development of these concepts we can upgrade / expand the current terminals and have viable modern and efficient terminals which will continue to service Port Canaveral for years to come.

**Professional Fees**

For the Schematic design package of CT 5 a lump sum fee of \$191,875.00  
For the Schematic design package of CT 10 a lump sum fee of \$304,375.00

**Deliverables**

Complete A/E Schematic plans and outline specifications showing areas to be demolished, new additions, areas to be remodeled, finish upgrades, site plan modifications, furnishings plan, recommended branding / signage locations, circulation plans and coordination of gangway

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John Walsh  
Port Director and CEO  
Professional A/E Design services for CT 5 and CT 10

prototype and apron recommendations. Additionally we will prepare a detailed CPM schedule for completion through implementation and an estimate of probable construction cost.

**Time for completion**

We will submit 3 progress sets throughout the design process to the Port for comments and input with the staff and all applicable departments. Time for completion will be 6 months from notice to proceed. We will require assistance from the Port to acquire all available record drawings for both buildings.

We thank you for this opportunity to present this proposal and look forward to continuing to work with the Canaveral Port Authority in developing and becoming the top cruise port in the world.

Respectfully submitted,  
BEA Architects Inc.



Bruno E Ramos AIA, GC, NCARB, LEED AP

