

Memorandum



Date: July 5, 2011

To: Penelope Townsley, Director
Small Business Development

From: Fernando V. Ponassi, MA Arch., LEED AP BD+C
Manager, Contracts Administration Section
Design & Construction Services Division
General Services Administration

Subject: Notice of Design Project - Re-submission
A11-GSA-01 GOB ESP/GSA Contract No. Z000111, Design Services for the
Renovation/Expansion of HistoryMiami

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RECOMMENDATION

General Services Administration (GSA) is requesting that the subject project be reviewed by the Department of Small Business Development (SBD) for Community Business Enterprise (CBE) measures.

BACKGROUND

The scope of services consists of architectural and engineering design services for the Renovation/Expansion of HistoryMiami, which shall provide approximately 30,000 sq. ft. of new indoor and outdoor exhibition space. The work will include the redesign and construction of the Miami-Dade County Cultural Center, and adaptation of the current Miami Art Museum building for use by HistoryMiami, which will provide access to approximately 25,000 sq. ft. of additional space.

A&E Technical Certification Categories

Description	Percentage	Amount
11.00 General Structural Engineering	6%	\$48,000.00
12.00 General Mechanical Engineering	11%	\$88,000.00
13.00 General Electrical Engineering	7%	\$56,000.00
14.00 Architecture (PRIME)	50%	\$400,000.00
16.00 General Civil Engineering	5%	\$40,000.00
17.00 Engineering Construction Management	7%	\$56,000.00
18.00 Architectural Construction Management (PRIME)	7%	\$56,000.00
20.00 Landscape Architecture	4%	\$32,000.00
22.00 ADA TITLE II CONSULTANT	3%	\$24,000.00
Total Estimated Design Fees	100%	\$800,000.00

Consultants providing services for Technical Categories 14.00 and 18.00 must demonstrate previous project experience acting as Prime Consultants on at least one (1) completed multi-story facility, with the following conditions: 1) a total project cost of at least \$10,000,000.00; 2) a minimum constructed area of 30,000 Sq. Ft.; 3) the facility presented as example of previous experience must fall within the

classification of "cultural center" or "museum"; and 4) the facility presented as example of previous experience must have been built within the last ten (10) years prior to the submittal date of this solicitation. Please note, GSA will give preference to applicable projects that have been previously certified under the Leadership in Energy and Environmental Design (LEED) rating system, or have been registered to obtain LEED certification. Consultants providing services for Technical Categories 11.00 and 17.00 must demonstrate previous project experience acting as sub-consultants on at least one (1) project within the same conditions described above.

Please have prospective CBE firms provide examples of previous experience, including the following information: a) project names; b) total project cost; c) total square footage of constructed area; d) date of project completion; e) LEED Certification status; and f) project Owner's contact information. Please note, submissions that do not contain the information listed above will be considered as not meeting the criteria set forth in this request. **GSA recommends that a CBE goal set for this project be 18% (Technical Categories 12.00 and 13.00 with 11% and 7%, respectively).**

If additional information is required, please feel free to contact me directly at 305-375-3965.

cc: Jose R. Perez, AIA, LEED@AP, GSA
Asael "Ace" Marrero, AIA, GSA
Humberto Contreras, GSA
Luisa Millan, RA, OCI
Faith Samuels, OCI
Veronica Clark, SBD
Laurie Johnson, SBD
Vivian Walters, SBD
Ileana Quintana, SBD
Project File

From: Ponassi, Fernando (GSA)
Sent: Friday, July 08, 2011 5:56 PM
To: Johnson, Laurie (SBD)
Cc: Garcia, Lillian D. (GSA); Marrero, Asael (GSA); Contreras, Humberto (GSA); Clark, Veronica (SBD); Walters, Vivian (SBD); Quintana, Ileana (SBD)
Subject: FW: Project A11-GSA-01 GOB ESP - SBD CM Review

Hi Laurie,
Please see GSA's comments below.

Fernando V. Ponassi, MA Arch, LEED[®] AP BD+C
Manager, Contracts Administration Section
Coordinator, General Obligation Bond Program
Miami-Dade County General Services Administration
Phone: (305) 375-3965
"Delivering Excellence Every Day"

From: Quintana, Ileana (SBD)
Sent: Wednesday, July 06, 2011 6:22 PM
To: Ponassi, Fernando (GSA)
Cc: Walters, Vivian (SBD); Johnson, Laurie (SBD); Marrero, Asael (GSA); Contreras, Humberto (GSA)
Subject: Project A11-GSA-01 GOB ESP - SBD CM Review
Importance: High


Good afternoon,


SBD is in receipt of the resubmittal of the subject project; we believe that the new special and/or minimum requirements for Technical Categories 14.00, 18.00, 11.00 and 17.00 are **excessive** and **exclusionary**. GSA respectfully disagrees. The minimum experience and qualifications requested for consultants responding to this solicitation are not any more excessive or exclusionary than those included on any of the several requests submitted by GSA to SBD during the past few years. On the other hand, GSA submitted this request through OCI's Architectural and Engineering Unit, and only the 10 year-requirement was mentioned as something that could possibly limit participation.

Please provide justification for the change in special/minimum requirements. Please note that County Legislation requires assurance that **"... minimum qualifications or experience for proposals are not in excess of what is legally required to provide the services being sought"**. That being said, please provide an analysis which confirms that **"...the inclusion of such qualifications or experience will not have an impact on the ability of small and minority own businesses to compete for such solicitation"**. Please kindly provide details of the "County Legislation" where the quoted language can be found. The Contracts Section has conducted a cursory review of CBE-related legislation in both the County Code and Florida Statutes, but the quoted language could not be found.


SBD is proposing that this project be a set aside with an exemption for a consultant providing the **"cultural/museum experience"**. GSA respectfully disagrees. As stated before in more than one occasion, GSA has expressed concerns about this project being set-aside for CBEs. On 6/24/11, SBD was provided with an extensive and comprehensive review of the experience and qualifications from all 22 firms proposed by SBD. It was found that only one (1) consultant responding as a Prime and three (3) others responding as Subs could meet the criteria set forth originally. In the professional opinion of the architects and engineers from both GSA's A&E and Special Projects Sections, setting this project aside for CBEs would not provide the County a pool of consultants with the level of experience required to bring this project to a successful completion. Please note, the selected A/E consultant not only will produce the construction documents for this project, but also will provide construction administration services throughout construction, which only stresses the need for an A/E of Record with a minimum level of experience and qualifications like the one GSA is requesting.

Thank you,

Ileana Quintana 
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