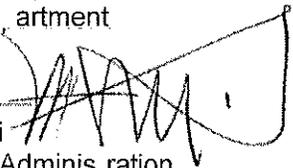


Memorandum MIAM-...

Date: May 1, 2014

To: Gary Hartfield
Division Director
Small Business Development
Internal Services Department

From: Fernando V. Ponassi 
Manager, Contracts Administration
Design and Construction Services Division
Internal Services Department

Subject: Notice of Professional Services Agreement for the Mental Health Facility Renovation,
ISD Project No. A14-ISD-01 GOB ESP, ISD Contract N. Z000105

The Internal Services Department (ISD) requests that you review the attached recommendation for measures or goals pursuant to the Community Business Enterprise (CBE) Program. This project is funded through the General Obligation Bond (GOB) Program.

BACKGROUND

The Mental Health Diversion Facility located at 2200 NW 7th Avenue, previously known as the South Florida Evaluation and Treatment Center, was vacated by the State of Florida in 2008 and leased to the County to be used to expand its jail diversion programs. The building was originally built as a forensic treatment facility for the Department of Health and Rehabilitation Services, now the Department of Children and Families (DCF). It is comprised of two floors of administrative and support areas, a third floor mechanical area and four floors (4th through 7th) of patient housing in two towers.

The facility will be renovated to house a variety of non-custodial treatment and support services, operated by community-based organizations, which provide a full continuum of care and are designed to assist individuals with mental illnesses, diverted from the criminal justice system, with adaptive community re-entry. In addition to community based treatment and support services, the facility will also incorporate space to conduct judicial proceedings and for judicial support staff. The first floor shall be renovated for general and secured entry, administrative and security areas, courtroom(s), judicial areas and judicial support staff spaces, and space for day activity/vocational training purposes. The second floor will be reconfigured to include a Crisis Stabilization Unit (CSU), classroom/conference room space, and miscellaneous space for treatment and support services providers. The third floor is a mechanical floor which will be renovated to current building code requirements. Patient rooms and support spaces located on floors 4th through 7th will be renovated for use as short-term residential treatment programs. All mechanical, plumbing, electrical, building management and fire safety system components must be upgraded, including but not limited to, fire alarm, smoke evacuation, and fire protection.

PROJECT DESCRIPTION

The 1st floor shall be renovated for general and secured entry, administrative and security areas, courtroom(s), judicial areas and judicial support staff spaces, and space for day activity/vocational training purposes, including a new elevator to connect 1st and 2nd floors. The 2nd floor will be

reconfigured to include a CSU, classroom/conference room space, and miscellaneous space for treatment and support services providers. The 3rd floor holds a mechanical area which will be renovated to meet current building code requirements. Patient rooms and support spaces located on floors 4th through 7th will be renovated for use as short-term residential treatment programs.

All mechanical, plumbing, electrical, building management and fire safety system components must be upgraded, including but not limited to, fire alarm, sprinkler system, security system, fire protection, generator and storage tank, building management systems, and smoke evacuation systems. Existing elevators will be refurbished and modernized, paint in interior and exterior areas will be re-applied, and electrical and plumbing fixtures will be retrofitted and/or replaced as required. In addition, telecommunication and data requirements will be updated to meet the requirements of the County's Information Technology Department (ITD). Exterior building openings are to be properly sealed/caulked as required and correctional-type components are to be removed as requested by the Agency. The existing parking lot is to be re-paved, re-stripped, and its site lighting upgraded. All damaged exterior glazing will be replaced and new storm protection assembly will be provided. Door hardware, flooring, ceilings, finishes, and Mechanical, Electrical and Plumbing components will be replaced as required to accommodate the new programming requirements.

The selected Consultant shall also be responsible for applying for and obtaining a Zoning Exception from the City of Miami Zoning and Appeals Board pursuant to Article 4 of Miami 21. The selected Consultant shall attend all hearings, complete all applications, prepare plans, as well as provide any resources and/or additional information as required by the City of Miami to obtain said exception. The selected Consultant shall also be responsible for providing a detailed cost estimate in 2004 CSI Master Format, and incorporating as many Leadership in Energy and Environmental Design (LEED)-approved green building practices as feasible from a practical and fiscal perspective for compliance with Miami-Dade County Ordinance 1.0. 8-8.

A&E TECHNICAL CERTIFICATION CATEGORIES

Description	Percentage	Amount
8.00 Telecommunication Systems	2%	\$27,500
11.00 General Structural Engineering	7%	\$96,250
12.00 General Mechanical Engineering	13%	\$178,750
13.00 General Electrical Engineering	10%	\$137,500
14.00 Architecture (PRIME)	35%	\$481,250
16.00 General Civil Engineering	5%	\$68,750
17.00 Engineering Construction Management	12%	\$165,000
18.00 Architectural Construction Management (PRIME)	13%	\$178,750
20.00 Landscape Architecture	1%	\$13,750
22.00 ADA Title II Consultant	2%	\$27,500
Total Estimated Design Fees	100%	\$1,375,000(*)

(*) Total amount includes a 10% contingency allowance (\$125,000) per Section 2-8.1 of the Code of Miami-Dade County

Experience and Qualifications:

- 1) Categories 14.00 and 18.00:
Prime consultant must demonstrate experience in designing at least one (1) behavioral health treatment facility.
- 2) Categories 12.00 and 13.00:

Team members (prime and/or sub-consultants) providing mechanical and electrical engineering services to the design team are preferred to have participated in the design of at least one (1) behavioral health treatment facility.

- 3) The respondent team must include a **LEED AP** professional in order to achieve optimum results in the application of said practices.

Prime and/or sub-consultants must also provide evidence of the following preferred experience:

- 1) Experience with the Agency for Health Care Administration (AHCA) permitted facilities.
- 2) Category 17.00:
Team members (prime and/or sub-consultant) providing engineering construction management services to the design team is preferred to have participated in the construction management of at least one (1) project involving fire alarm systems, building management systems, and/or smoke evacuation systems.
- 3) Category 22.00:
Team members (prime or sub-consultant) providing ADA Title II Consulting services to the design team is preferred to have participated in at least one (1) project of similar size and complexity.

ISD has evaluated this project and is recommending a **14% CBE goal** (Technical Categories 11.00 with 7%, 16.00 with 5%, and 22.00 with 2% respectively). If additional information is required, please contact Asael Marrero at 305-375-1115.

- c: Tara C. Smith, Acting Division Director, ISO
Asael Marrero, AIA, Manager, ISO
Francisco Suarez, Sr. Architect, ISO
Faith Samuels, Sr. A&E Consultant Coordinator, ISO
Laurie Johnson, Manager, ISO
Vivian Walters, Contract Development Specialist 2, ISO

FY 2013 - 14 Adopted Budget and Multi-Year Capital Plan

MENTAL HEALTH DIVERSION FACILITY - BUILDING BETTER COMMUNITIES BOND PROGRAM

PROJECT #: 305410

DESCRIPTION: Renovate mental health facility purchased from State of Florida
 LOCATION: 2200 NW 7 Ave
 City of Miami

District Located: 3
 District(s) Served: Countywide

REVENUE SCHEDULE:	PRIOR	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	FUTURE	TOTAL
BBC GOB Financing	900	11,547	4,566	0	0	0	4,390	0	21,403
BBC GOB Series 2005A	145	0	0	0	0	0	0	0	145
BBC GOB Series 2008B	223	0	0	0	0	0	0	0	223
BBC GOB Series 2008B-1	297	0	0	0	0	0	0	0	297
BBC GOB Series 2011A	32	0	0	0	0	0	0	0	32
TOTAL REVENUES:	1,597	11,547	4,566	0	0	0	4,390	0	22,100
EXPENDITURE SCHEDULE:	PRIOR	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	FUTURE	TOTAL
Land/Building Acquisition	145	0	0	0	0	0	0	0	145
Planning and Design	1,092	1,130	0	0	0	0	0	0	2,222
Construction	0	9,562	3,806	0	0	0	4,102	0	17,470
Furniture, Fixtures and Equipment	0	77	311	0	0	0	0	0	388
Equipment Acquisition	0	50	150	0	0	0	0	0	200
Construction Management	0	400	154	0	0	0	288	0	842
Project Administration	283	58	45	0	0	0	0	0	386
Project Contingency	77	270	100	0	0	0	0	0	447
TOTAL EXPENDITURES:	1,597	11,547	4,566	0	0	0	4,390	0	22,100

Estimated Annual Operating Impact will begin in FY 2014-15 in the amount of \$17,000,000

COURT FACILITIES REPAIRS AND RENOVATIONS

PROJECT #: 3010620

DESCRIPTION: Repair and renovate court facilities as needed
 LOCATION: Countywide
 Throughout Miami-Dade County

District Located: Countywide
 District(s) Served: Countywide

REVENUE SCHEDULE:	PRIOR	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	FUTURE	TOTAL
Capital Outlay Reserve	0	500	0	0	0	0	0	0	500
TOTAL REVENUES:	0	500	0	0	0	0	0	0	500
EXPENDITURE SCHEDULE:	PRIOR	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	FUTURE	TOTAL
Capital Maintenance	0	500	0	0	0	0	0	0	500
TOTAL EXPENDITURES:	0	500	0	0	0	0	0	0	500