

Memorandum



Date: January 20, 2021

To: Gary Hartfield, Assistant Director
Internal Services Department
Small Business Development

From: Michael Spring, Director
Department of Cultural Affairs

Subject: Review Item: Professional Services for the Renovations and Upgrades to the Miami-Dade County Auditorium – Project No. A20-CUA-01

This memorandum requests the review of the above-referenced project for Small Business measures.

Through a Notice to Professional Consultants (NTPC), the Department of Cultural Affairs is seeking the services of an architectural, engineering, and specialty consultant team to provide planning, design, construction documents, and construction administration services for the renovation and upgrades to the Miami-Dade County Auditorium. The team of architects, engineers, and specialty consultants selected for this Contract will be charged with conducting a thorough assessment of the facility to identify the necessary renovations, upgrades, and expansion required to bring this iconic cultural institution into twenty-first century standards. The team shall make recommendations and produce the construction documents based on any as-built information and previously produced documents available, input from the Department, and the team's direct assessment of the facility. The selected team shall also be responsible for: providing cost estimates for the work; providing a phasing plan, if needed, based on estimated project costs, available funding and facility operating schedules; developing a project timeline for execution of the work; and participating in the full life cycle of the project through project completion and warranty period.

The term of the contract shall be five (5) years. The maximum compensation for this work is estimated to be three million, five hundred thousand dollars (\$3,500,000), including:

Base fees	\$3,000,000
Contingency	\$150,000
Reimbursables (printing, permit fees, etc.)	\$100,000
Dedicated Allowance – (testing, claims analysis, etc.)	\$250,000
TOTAL:	\$3,500,000

The team of consultants must be certified in the following technical categories and shall satisfy the respective percentages for the disciplines outlined below:

No.	Technical Category	Prime	Sub	%	Estimated Contract Amount	Proposed SBE %
9.06	Asbestos		X	3	\$90,000	
11	General Structural Engineering		X	14	\$420,000	14
12	General Mechanical Engineering		X	12	\$360,000	
13	General Electrical Engineering		X	12	\$360,000	
14	Architecture	X		22	\$660,000	
14.00A	Interior Design		X	5	\$150,000	
16	General Civil Engineering		X	5	\$150,000	
17	Engineering Construction Management		X	10	\$300,000	
18	Architectural Construction Management	X		12	\$360,000	
20	Landscape Architecture		X	3	\$90,000	3
22	ADA Title II Consultant		X	2	\$60,000	2
	TOTALS:			100	\$3,000,000	19

Background

Since the theater opened its doors in 1951, it has served as the center for showcasing the diversity of our cultural life and most recently, as a hub for celebrating the Hispanic arts community. The facility is currently used in the following configurations:

- Main Stage: 2,372-seat theater that can host major dance, theater and music performances;
- Orchestra: 1,489-seat orchestra theatre that can host large dance, theatre and music performances;
- Mid-Stage: gives mid-sized organizations an ideal setting to showcase their work by accommodating up to 450 patrons and is well-suited for small concerts, dance and theatre; and
- On.Stage Black.Box: most dynamic of all spaces, both the audience and performers share the stage of the Auditorium in an innovative studio theater for more intimate and often, cutting edge shows.

Project Scope

The Miami-Dade County Department of Cultural Affairs requires the services of an architectural, engineering, and specialty consultant team to provide planning, design, construction documents, and construction administration services for the renovation and upgrade of the Miami-Dade County Auditorium. The team of architects, engineers, and specialty consultants selected for this assignment will be charged with conducting a thorough assessment of the facility to identify the necessary renovations, upgrades, and expansion required to bring this iconic cultural institution into twenty-first century standards. The team shall produce the construction documents based on the team's direct assessment of the facility, limited as-built information available, and input from the Department's staff. The selected team shall also be responsible for: providing a comprehensive renovation plan along with cost estimates for the work; providing a phasing plan, if needed, based on estimated project costs, available funding and facility operating schedule; developing a project timeline for execution of the work; and participating in the full life-cycle of the project through project completion and warranty period.

The selected team shall be responsible for conducting a comprehensive assessment of all existing conditions and identifying and prioritizing, in consultation with the Department, the scope of the project with the intent of having the facility meet and/or exceed applicable building codes and modern technological standards. The scope shall include, but not be limited to:

- Facility-wide assessment of improvements needed to extend the facility's useful life, optimize operational efficiency, and meet the future needs of cultural users and patrons;
- Identify testing needed to complete assessments;
- Any and all Code-required upgrades;
- Electrical system upgrades and relocation of main electrical room from basement level;
- Replacement of mechanical system: air handlers (original to building) and chiller (past useful life); installation of HVAC control system to regulate temperature (not currently possible); re-routing of ductwork that is deteriorating on building exterior to interior; replacement of ductwork throughout;
- Verification of levels and degree of asbestos-containing materials throughout to develop a plan for remediation/abatement as necessary;
- ADA compliance: add elevator to second level lobby; verify and correct compliance throughout the facility;
- Resiliency: Hardening of envelope - complete replacement of roofs that have not recently been replaced, replace storefront, windows, and glass blocks with impact glass; prepare and paint building exterior; propose sea-level rise mitigation measures;
- Structural enhancements as needed to incorporate other renovations and upgrades;
- Aesthetic modifications to return the facility, especially the front façade, to its originally designed elegance and proportions;
- Remove/replace exterior front canopy;
- Restoration or replacement of front façade marble exterior elements;
- Auditorium renovations: replacement of auditorium ceiling, refurbishment and/or replacement of theater seating, replacement of wood stage flooring and on-stage fire curtain; lighting upgrades, addition of fire sprinklers in auditorium, update flooring, finishes, grills, devices, etc. throughout;
- LED lighting upgrades throughout, including lighting controls;
- LEED certification;
- Plumbing system upgrades: replacement of cast iron pipes and plumbing fixtures;
- Theater systems: replace rigging system (past useful life) and replace aging theatrical lighting and sound systems;
- Interior upgrades: lobby, concession areas, restrooms, back-of-house areas (finishes, fixtures, digital showcases, A/V updates, etc.);
- Café build-out at lobby area;
- Addition of a multi-level Annex Building on the existing surface parking lot to house a studio theater, rehearsal spaces, administrative offices, and a parking structure;
- Relocation of existing administrative staff offices to Annex Building;
- Landscape and hardscape improvements throughout; and
- Work scope will need to be defined based on work sequence(s) and cost models, and plan for phasing if necessary.

Preferred Experience and Qualifications:

1. The prime and/or sub-consultant firms are highly preferred to have the following experience and program specific qualifications:
 - a) Three (3) years relevant experience within the last seven (7) years in performing comprehensive master planning services for cultural facilities.
 - b) Experience within the last seven (7) years in designing (including the production of construction documents) a cultural and/or arts facility (cultural arts center, performing arts venue, theater, etc.) as new construction or major renovation with a minimum \$6 million construction value.
 - c) Experience within the last seven (7) years of successfully gathering input from key stakeholders such as not-for-profit organizations, artists, facility operators, renters, and patrons, for the purpose of providing design solutions that maximize the use of new and/or existing spaces based on programmatic goals.

2. Team members are highly preferred to meet or exceed the above program specific qualifications and provide three (3) client references of comparable contracts, ongoing or completed within the last seven (7) years, demonstrating that the team members meet the qualifications as stipulated above.

The prime should identify the following individuals on their team:

 - a) Senior Architect – Must be a State of Florida licensed architect with a preferred minimum of five (5) years' experience in projects of similar size, complexity, and scope.
 - b) Project Manager – Must have a Bachelor's degree in Architecture and a preferred minimum two (2) years' experience in projects of similar size, complexity, and scope.
 - c) Construction Manager – Must have a Bachelor's degree in Architecture, Engineering, or Construction Management and a preferred minimum two (2) years' experience in managing construction projects of similar size, complexity, and scope.

3. Specialty Consultants (Theater Consultant, Acoustical Consultant, Sound and Communications Consultant, Security Consultant, LEED Consultant, etc.):
 - a) Should demonstrate a preferred minimum of five (5) years of experience in the design and specification of theater specialty systems/equipment.

The consultant expertise noted above must be met by a qualified individual(s) of the prime and/or sub-consultant(s) firm. The experience must be demonstrated by direct or substantial involvement of the individual(s). The prime or sub-consultant should provide detailed resume(s) of the individual(s) that fulfills the specific consultant requirement and provide sample projects individual(s) has worked on and in what capacity.