

Memorandum



Date:

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

From: Jacques Bentolila
Deputy Director
Internal Services Department

Subject: Request for Review of Measures for ISD Project No. A20-ISD-03 Rehabilitation and Renovation Services for the Stephen P. Clark Government Center (SPCC) Building

The Internal Services Department (ISD) requests that you evaluate Project No. A20-ISD-03 - Rehabilitation and Renovation Services Stephen P. Clark Government Center (SPCC) to assign Small Business Enterprise (SBE) measures, to proceed with the advertisement and subsequent bidding of the project.

Professional Services Agreement (PSA) for the Rehabilitation and Renovation Services for the Stephen P. Clark Government Center: Establish PSAs for two (2) separate consultant/teams of firms to provide non-exclusive professional architectural and engineering design services for the Stephen P. Clark Government Center (SPCC) under the Countywide Infrastructure Investment Program (CIIP).

Each PSA will have an effective term of five (5) years for professional services requested which is subject to ISD's recommendation and the approval of the County Mayor or the County Mayor's designee. Each PSA will have an estimated total cost of \$5,000,000 exclusive of allowances and fees, for a maximum compensation of both PSAs of eleven million dollars (\$11,000,000) inclusive of 10% contingency. No minimum amount of work or compensation will be guaranteed to the selected Consultants.

BACKGROUND

The Internal Services Department (ISD) operates over 60 buildings and has up to \$200,000,000 of capital improvement funding to expend over the next five (5) years on new improvements and infrastructure renovations. There are other potential sources of funding that FIMD may receive to increase the capital budget.

ISD desires designs for their building and infrastructure that are functional, aesthetically pleasing and innovative; while remaining responsive to the unique urgency for delivery and required improvement and that will stand up to the test of time.

The CIIP addresses the County's infrastructure needs by identifying and prioritizing needed improvements in affected facilities with the attempt to fashion similarly scoped services and construction in order to procure and contract said services in an expedient and efficient manner.

PROJECT DESCRIPTION

The retained consultant(s)/teams of firms shall provide comprehensive professional architectural, engineering and construction administration services for planning, design and post-design services, renovations, modifications, restorations, improvements, construction administration, LEED design, detailed cost estimates, structural threshold inspections, building re-commissioning and building evaluations. These professional services are required to support and optimize building operations including upgrades to but not limited to the following components: horizontal and vertical circulation systems; telecommunications; parking facilities; restrooms; canopies; mechanical, electrical, plumbing, and fire suppression systems, including life safety (fire pump, fire sprinklers, related equipment); replacing of domestic water risers, improve or replace sanitary and roof drain risers, HVAC system improvements (coils, pumps, heat exchanger, variable frequency drives; replace chillers, cooling towers, related equipment), as well as evaluations of A/C mechanical rooms, replace roof and waterproof exterior envelope, accessibility (ADA); landscaping; building perimeter hardening, operational and security enhancements, access control, video management and access control system improvements; furniture, fixtures and equipment, and all related infrastructure, building and structure, ancillary to the basic work scope.

The Consultant shall provide all of the necessary and required services for completion of the project including existing facilities analysis, investigations and surveys, sea level rise considerations, designs, programming, analysis of sustainable systems and LEED certification; fire protection; interior design; civil engineering; structural engineering; mechanical, electrical and plumbing; audio-visual and telecommunication design; environmental and building permitting; bidding assistance; site visits; inspections; construction administration; project management; 40/50 year recertification inspections, refer to Exhibit A for the General Considerations of [Structural Inspection](#) and [Electrical Inspection](#); and commissioning; and any supportive ancillary tasks and services to the primary scope of services to successfully complete all phases of the project. In addition, the Consultant shall provide non-engineering services inclusive of detailed construction cost estimating.

All work shall be conducted to meet or exceed professional standards and the requirements of all authorities having jurisdiction; comply with ISD Security requirements; as needed, and conform to Miami-Dade County's Sustainable Buildings Program, Implementing Order No. 8-8.

The County may request Consultant(s) services on an as-needed basis through the issuance of Work Orders for the required work to be performed and the estimated fees to be paid for the services authorized pursuant to the Scope of Services. No minimum amount of work or compensation will be assured to the retained consultants. The County reserves the right to re-use the work products of the retained consultant and to retain other consultants to provide the same or similar services at its sole discretion.

The County reserves the right to assign work at SPCC based on the following rotation schedule specified in the NTPC.

- Work load
- Capabilities of the team
- Location of the project
- Schedule
- Familiarity with the location and infrastructure
- Organizational Conflict of Interest mitigation

Project Location: Stephen P. Clark Government Center (SPCC), 111 NW 1st Street, Miami, FL 33128.

A&E TECHNICAL CERTIFICATION CATEGORIES

Type	Code	Description	%	Est \$ Amount
Prime	14.00	Architecture	27%	\$2,970,000
Prime	18.00	Architectural Construction Management	8%	\$880,000
Sub	8.00	Telecommunications System	3%	\$330,000
Sub	11.00	General Structural Engineering	10%	\$550,000
Sub	12.00	General Mechanical Engineering	15%	\$1,650,000
Sub	13.00	General Electrical Engineering	15%	\$1,650,000
Sub	14.00A	Interior Design	3%	\$880,000
Sub	16.00	General Civil Engineering	2%	\$220,000
Sub	17.00	Engineering Construction Management	10%	\$1,100,000
Sub	20.00	Landscape Architecture	1%	\$110,000
Sub	22.00	ADA Title II Consultant	1%	\$110,000
Sub	27.02	Commissioning/Retro-Commissioning	5%	\$550,000
		Total Estimated Design Fees*	100%	\$11,000,00.00

(*) Total amount includes a 10% contingency allowance (\$1,000,000) per Section 2-8.1 of the Code of Miami-Dade County

EXPERIENCE AND QUALIFICATIONS

The prime firm is preferred to have ten (10) years of experience in architectural / engineering planning and/or design; and have been responsible or involved in a primary role for the design of at least two (2) stand-alone commercial buildings over 100,000 square feet in size.

The project manager should have at least ten (10) years of experience in architectural/engineering design.

SBE MEASURES

The Facilities and Infrastructure Management Division (FIMD) is recommending an 18% SBE-A/E goal with any combination of Technical Categories. If additional information is required, please contact Marc LaFrance at (305) 375-4365.