

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-06 Rehabilitation and Renovation Services of ISD Parking Garages/Structures

The Internal Services Department (ISD) requests that you evaluate Project No. A20-ISD-06 - Rehabilitation and Renovation Services of ISD Parking Garages/Structures 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 of ISD Parking Garages/Structures: Establish PSAs for two (2) separate consultant/teams of firms to provide non-exclusive professional architectural and engineering design services for County managed parking garages/structures identified by ISD in need of rehabilitation and renovation services 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 \$3,000,000 exclusive of allowances and fees, for a maximum compensation of both PSAs of six million six hundred thousand dollars (\$6,600,000) 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 ISD 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 County's existing parking inventory within the project sites includes more than 4,500 parking spaces with roughly 85% designated for public use. The retained consultant(s)/teams of firms shall provide comprehensive architectural and engineering services for the infrastructure and operational needs of ISD's managed parking garages/structures and recommendations to maximize use and operational needs of existing public and publicly accessible parking resources within the parking facilities. The services include site development; engineering design and design criteria services for the repair and rehabilitation of the existing building infrastructure, operational improvements affecting related transportation infrastructure such as roadways, parking facilities, ramps, aprons, wayfinding, directional signage within and adjacent to facilities in support of vehicular activities ancillary to the basic work scope.

The scope of services includes, but is not limited to, architectural and engineering consulting services for perimeter hardening, security improvements, update of building infrastructure for compliance with Florida Building Code, [Miami - Dade County Code Chapter 33](#), [Sec. 8C-3. - Illumination](#) and [City of Miami parking code](#), ADA compliance, and 40/50 year recertification inspections; for reference, Exhibit A provides the County's guidelines for General Considerations of [Structural Inspection](#) and [Electrical Inspection](#). The consultant(s) must provide design and post-design services, renovations, modifications, restorations, improvements to certify existing or new operational maintenance support facilities, construction administration, detailed cost estimates, structural threshold inspections, and building evaluations. The selected team will analyze the current parking operations and layouts of existing parking facilities, during both peak and non-peak conditions and make planning and operational recommendations for the project area for more efficient use of the County's parking resources.

The Consultant shall provide all of the necessary and required services for completion of each project assigned including analysis of sustainable systems; fire protection; structural engineering; electrical; construction documents; site/building permitting; inspections; traffic flow analysis, re-striping, lighting, project management; and any supportive ancillary tasks 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 one or multiple ISD managed sites 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

Sites included in the Scope include:

West Lot Parking Garage - 220 NW 3rd St. Miami, FL 33101

Central Support Facility Parking Garage - 200 NW 1st St. Folio #01-0111-030-1020

Hickman Building Parking Garage - 270 NW 2nd St. Miami, FL 33128 Folio #01-0110-080-1070

Overtown Transit Parking Garage – 701 NW 1st Court Miami Florida 33128 Folio #01-3137-034-0010

140 West Flagler Parking Garage 140 West Flagler Street Miami Florida 33130 Folio # 01-0114-040-1080

A&E TECHNICAL CERTIFICATION CATEGORIES

Type	Code	Description	%	Est \$ Amount
Prime	14.00	Architecture	26%	\$1,716,000
Prime	18.00	Architectural Construction Management	9%	\$594,000
Sub	3.01	Highway Systems – Site Development and Parking Lot Design	5%	\$330,000
Sub	3.05	Highway Systems – Traffic Counts	2%	\$132,000
Sub	3.06	Highway Systems – Traffic Calming	3%	\$198,000
Sub	3.09	Highway Systems – Signing, Pavement Marking and Channelization	2%	\$132,000
Sub	3.10	Highway Systems – Lighting	2%	\$132,000
Sub	11.00	General Structural Engineering	10%	\$660,000
Sub	12.00	General Mechanical Engineering	12%	\$792,000
Sub	13.00	General Electrical Engineering	12%	\$792,000
Sub	16.00	General Civil Engineering	7%	\$462,000
Sub	17.00	Engineering Construction Management	9%	\$594,000
Sub	22.00	ADA Title II Consultant	1%	\$66,000
		Total Estimated Design Fees*	100%	\$6,600,00.00

(*) Total amount includes a 10% contingency allowance (\$600,000) 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 planning and/or design; and have been responsible or involved in a primary role for the design of at least two (2) multi-story parking garages/structures. The firm providing services under Technical Certification Category 16.00 – General Civil Engineering should have five (5) years of experience.

The Prime or sub-consultants are preferred to have extensive experience in parking planning and management systems including, but not limited to: shared parking; parking regulation; parking standards review and revisions; remote parking; park & ride programs; parking lighting and signage; methods to increase and improve capacity of current parking facilities; parking facility urban design; experience with spillover and overflow parking issues and parking collection systems. Additionally, experience with techniques that provide overlapping benefits to reduced greenhouse gas emissions as well as improvements to livability, walkability and sustainability are desired.

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.