

RESOLUTION NO. 2004-25540

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE CITY MANAGER PERTAINING TO THE RANKING OF QUALIFICATIONS RECEIVED PURSUANT TO REQUEST FOR QUALIFICATIONS NO. 02-03/04, FOR THE PLANNING, DESIGN, BID AND AWARD, AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE OLD MIAMI BEACH LIBRARY ROTUNDA RESTORATION PROJECT (RFQ); AUTHORIZING THE ADMINISTRATION TO ENTER INTO NEGOTIATIONS WITH THE TOP-RANKED FIRM OF M.C. HARRY & ASSOCIATES, INC.; AND SHOULD THE ADMINISTRATION NOT BE ABLE TO NEGOTIATE AN AGREEMENT WITH THE TOP-RANKED FIRM, AUTHORIZING THE ADMINISTRATION TO NEGOTIATE WITH THE SECOND-RANKED FIRM OF EDWARD LEWIS ARCHITECTS, INC.; AND SHOULD THE ADMINISTRATION NOT BE ABLE TO NEGOTIATE AN AGREEMENT WITH THE SECOND-RANKED FIRM, FURTHER AUTHORIZING THE ADMINISTRATION TO NEGOTIATE WITH THE THIRD-RANKED FIRM OF R.J. HEISENBOTTLE ARCHITECTS, P.A.

WHEREAS, on October 15, 2003, the City Commission authorized the issuance of RFQ No. 02-03/04 to solicit qualifications from professional firms with the capability and experience to provide planning, design, bid and award, and construction administration services for the Rotunda Restoration Project (the RFQ); and

WHEREAS, the original scope of work had an estimated cost of \$700,000, which includes A/E fees, construction, general overhead and profit, and construction contingency (this does not include City management fees); and

WHEREAS, the RFQ was issued on October 29, 2003, with an opening date of February 27, 2004; and

WHEREAS, on February 9, 2004, Addendum No. 4 to the RFQ was issued which included an additional scope to the project; and

WHEREAS, the additional project scope is limited to the Collins Park, Parking Lot, and adjacent Streetscape Improvements, which entails to Consultant's planning (Task 1), design (Task 2), bidding (Task 3) and construction administration (Task 4) services, additional services (Task 5) and Reimbursables (Task 6); and

WHEREAS, four (4) proposals were received in response to the RFQ, by the following firms:

- Edward Lewis Architects, Inc.;
- Indigo Service Corporation;
- M.C. Harry & Associates;
- R.J. Heisenbottle Architects, P.A.; and

WHEREAS, an Evaluation Committee was appointed by the City Manager via Letter to Commission (LTC) No. 004-2004, consisting of the following individuals:

- Nancy Liebman, Resident, Chair Collins Park Cultural Center Oversight Committee (Committee Chair);
- Efrin Izquierdo, Resident and Architect;
- Michael Hammon, Resident, developer, member of Collins Park Cultural Center Oversight Committee;
- Grisette Roque, VCA Director;
- Eric Fliss, RDA/Theater facilities professional;
- Nury Menicucci, CIP Office & Project Construction Manager; and

WHEREAS, on March 16, 2004, the Evaluation Committee convened and discussed the qualifications and credentials of all four firms, and consensus was to shortlist only the three (3) most qualified firms and invite the three firms to provide a 15-minute presentation, followed by a 15-minute question and answer session; and

WHEREAS, the Committee reconvened on April 5, 2004, for the second meeting; the Committee members discussed their individual ranking of all the firms and ranked the top three firms accordingly:

- First: M.C.Harry Associates;
- Second: Edward Lewis Architects, Inc.;
- Third: R.J. Heisenbottle Architects, P.A.; and

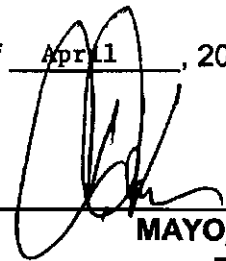
WHEREAS, the City Manager has reviewed the Evaluation Committee's recommendation, and recommends that the Mayor and City Commission accept the Committee's recommendation, relative to the ranking of firms pursuant to the RFQ and would recommend that the Administration enter into negotiations with the first-ranked firm of M.C.Harry Associates; if unsuccessful, negotiate with the second-ranked firm of Edward Lewis Architects, Inc.; and, if unsuccessful, negotiate with the third-ranked firm of R.J. Heisenbottle Architects, P.A.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND THE CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission accept the recommendation of the City Manager pertaining to the ranking of firms pursuant to RFQ No. 02-03/04, and authorize the Administration to enter into negotiations with the top-ranked firm of M.C.Harry Associates; should the Administration not be able to negotiate an agreement with the top-ranked firm, authorize the Administration to negotiate with the second-ranked firm of Edward Lewis Architects, Inc.; and, should the Administration not be able to negotiate an agreement with the second-ranked firm, authorize the Administration to negotiate with the third-ranked firm of R.J. Heisenbottle Architects, P.A.

PASSED and ADOPTED this 14th day of April, 2004.

ATTEST:


CITY CLERK


MAYOR APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION


CITY CLERK

**CITY OF MIAMI BEACH
COMMISSION ITEM SUMMARY**



Condensed Title:

Accept the City Manager's Recommendation Relative to the Ranking of Firms Pursuant to RFQ No. 02-03/04 for the Planning, Design, Bid and Award, and Construction Administration Services for the Rotunda Restoration and Collins Park Renovation Project.

Issue:

Shall the City Commission accept the City Manager's recommendation related to the ranking of firms and authorize negotiations?

Item Summary/Recommendation:

On October 15, 2003, the City Commission authorized the issuance of a RFQ to solicit the qualifications from professional firms with the capability and experience to provide Planning, Design, Bid and Award, and Construction Administration Services for the Rotunda Restoration Project. On February 9, 2004 Addendum No. 4 was issued which included the additional scope of work for the design of Collins Park renovations.

RFQ No. 02-03/04 was issued on October 29, 2003 with an opening date of February 27, 2004. The City received responses from the following 4 firms:

- Edward Lewis Architects, Inc.
- Indigo Service Corporation
- M.C. Harry & Associates, Inc.
- R.J. Heisenbottle Architects, P.A.

The City Manager via Letter to Commission (LTC) No. 004-2004, appointed an Evaluation Committee ("the Committee"). At the 1st Evaluation Committee meeting, the consensus of the committee was to shortlist to the three (3) most qualified Firms, and for these Firms to provide presentations to the committee. The Firms provided a 15 minute presentation, which was followed by a 15 minute question and answer session.

During deliberations, the Committee members discussed their individual ranking of the three firms and arrived at the following Committee ranking:

- First: M.C. Harry & Associates, Inc.
- Second: Edward Lewis Architects, Inc.
- Third: R.J. Heisenbottle Architects, P.A.

The firm of M.C. Harry & Associates, Inc. was deemed to be the first ranked firm based on the experience and qualifications of their team.

ACCEPT THE MANAGER'S RECOMMENDATION AND AUTHORIZE NEGOTIATIONS

Advisory Board Recommendation:

Financial Information:

Source of Funds:		Amount	Account	Approved
<input type="checkbox"/> Finance Dept.	1			
	2			
	3			
	4			
	Total			

City Clerk's Office Legislative Tracking:

Gus Lopez X6641

Sign-Offs:

Department Director	Assistant City Manager	For City Manager
GL TH	RCM	JMG

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AGENDA ITEM C7K
DATE 4-14-04

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.miamibeachfl.gov



COMMISSION MEMORANDUM

To: Mayor David Dermer and
Members of the City Commission

Date: April 14, 2004

From: Jorge M. Gonzalez
City Manager

Subject: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE CITY MANAGER PERTAINING TO THE RANKING OF QUALIFICATIONS RECEIVED PURSUANT TO REQUEST FOR QUALIFICATIONS (RFQ) NO. 02-03/04, FOR THE PLANNING, DESIGN, BID AND AWARD, AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE ROTUNDA RESTORATION AND COLLINS PARK RENOVATION PROJECT; AUTHORIZING THE ADMINISTRATION TO ENTER INTO NEGOTIATIONS WITH THE TOP-RANKED FIRM OF M.C. HARRY & ASSOCIATES, INC.; AND SHOULD THE ADMINISTRATION NOT BE ABLE TO NEGOTIATE AN AGREEMENT WITH THE TOP-RANKED FIRM, AUTHORIZING THE ADMINISTRATION TO NEGOTIATE WITH THE SECOND-RANKED FIRM OF EDWARD LEWIS ARCHITECTS, INC.; AND SHOULD THE ADMINISTRATION NOT BE ABLE TO NEGOTIATE AN AGREEMENT WITH THE SECOND-RANKED FIRM, FURTHER AUTHORIZING THE ADMINISTRATION TO NEGOTIATE WITH THE THIRD-RANKED FIRM OF R.J. HEISENBOTTLE ARCHITECTS, P.A.**

ADMINISTRATIVE RECOMMENDATION

Adopt the Resolution.

ANALYSIS

On October 15, 2003, the City Commission authorized the issuance of a RFQ to solicit the qualifications from professional firms with the capability and experience to provide Planning, Design, Bid and Award, and Construction Administration Services for the Rotunda Restoration Project.

RFQ No. 02-03/04 was issued on October 29, 2003 with an opening date of February 27, 2004. A pre-proposal conference to provide information to firms considering submitting a response was held on November 14, 2003. On February 9, 2004 Addendum No. 4 was issued which included the additional scope of work for the design of renovations to Collins Park.

The City of Miami Beach intends to separate from the library main building, and then renovate the Rotunda, located at the Southwest corner of 22nd Street and Collins Avenue,

ANALYSIS (CONTINUED)

to provide a versatile community meeting and performance space that complies with current building codes. The refurbished Rotunda Building will provide the City of Miami Beach with a flexible multi-use space that can be used by a number of City or public groups. The Rotunda has a historically significant exterior, pre-cast panel system developed by Sculptor Albert Vrana. The City intends to preserve this panel system in the renovation. Currently the Miami-Dade Public Library System (MDPLS) operates the Rotunda. Upon the opening of the new Regional Library, MDPLS will transfer the operation of the facility to the City.

The general improvements to the Rotunda include restoration and enhancements to its function and aesthetics. The Rotunda will be separated from the main library building, and gutted to the bare structural components that have been determined to meet current code requirements. In addition, the building will have new roofing, HVAC, plumbing and electrical systems. The project will also include a new audiovisual system, lighting, removable seating, stage platforms, and finishes throughout. On the exterior of the building, native landscaping will be added as prescribed in the Collins Park Master Plan developed by Robert A.M. Stern Architects.

In October of 2002, the firm of Edward Lewis Architects ("ELA") authored a study evaluating the type of renovation that could be achieved on the Rotunda. ELA's report provided two design schemes. The difference between the two Options is that the Option 2 offers additional air conditioned space and an enclosed pre-function area. Option 2 is the selected layout for this RFQ, hence the project includes a 2500 square foot addition on the west side of the Rotunda, to house restrooms, mechanical storage, and to provide ADA entrance and exits. It incorporates the pre-function area into the climate controlled building allowing for receptions or exhibits during all seasons.

The successful firm will be tasked with the following duties and responsibilities:

- Planning Services
- Design Services
- Bid and Award Services
- Construction Administration Services

The original scope of work for the Rotunda had an estimated cost of \$700,000, which includes A/E fees, construction, general overhead and profit, and construction contingency. (However, this does not include CIP Office fees).

The Rotunda Renovation portion of the project received the support of the Collins Park Oversight Committee on June 30, 2003. The Committee has served as the advocate of local arts groups that have requested the renovation of the Rotunda and other City facilities for performance use.

ANALYSIS (CONTINUED)

The project scope added to the RFQ through Addendum No. 4 on February 9, 2004, includes renovations to Collins Park, the Parking Lot to the east of the park, and adjacent Streetscape Improvements. The scope of services for this portion of the project includes planning, design, bidding and construction administration services, further detailed below:

- **Collins Park**

Renovation of existing park includes landscaping, irrigation, lighting, hardscape, including but not limited to curbs, sidewalks, drainage and ADA ramps , and street furniture as described in the Collins Park Master Plan originally prepared by the Architectural firm of Robert A.M. Stern. Design must include coordinated design documents for the installation of proposed Art-In-Public Places opportunities.

- **21st Street Parking Lot**

Renovation of existing parking lot, including new landscaping, irrigation, lighting, and proposed hardscape improvements, including but not limited to curbs, sidewalks, drainage and ADA ramps. Design may include a transition area and pavilion between parking lot and existing beach.

- **Streetscape**

Renovation of existing streetscape including replacement of existing sidewalks, lighting, irrigation, landscaping, street paving, street furniture, drainage and waterline improvements. Streetscape improvements should compliment and be consistent with the surrounding area improvements and the Collins Park Master Plan.

The total costs, including soft costs, permitting, testing, contingency and construction budgeted for this portion of the project are approximately \$1,500,000 for the Park, \$500,000 for the Parking Lot and \$2,500,000 for the Streetscape. The total construction costs associated with the project are funded primarily from 1999 General Obligation Bonds, City Center Redevelopment Agency Tax Increment Funds, and Parking Enterprise Funds.

BidNet issued bid notices to 104 prospective proposers, resulting in 66 proposers requesting RFQ packages, which resulted in the receipt of the following four (4) proposals from:

Edward Lewis Architects, Inc.
Indigo Service Corporation
M.C. Harry & Associates
R.J. Heisenbottle Architects, P.A.

ANALYSIS (CONTINUED)

The City Manager via Letter to Commission (LTC) No. 004-2004, appointed an Evaluation Committee ("the Committee") consisting of the following individuals:

1. Nancy Liebman, Resident, Chair Collins Park Cultural Center Oversight Committee (Committee Chair)
2. Efrin Izquierdo, Resident and Architect
3. Michael Hammon, Resident, developer, member of Collins Park Cultural Center Oversight Committee
4. Grisette Roque, VCA Director
5. Eric Fliss, RDA/Theater facilities professional (Mr. Fliss was unavailable for presentations, and therefore dropped from the selection committee)
6. Nury Menicucci, CIP Office & Project Construction Manager

On March 16, 2004, the Committee convened. The Committee was provided information in reference to the project by Ronnie Singer, CIP Community Information Manager. Additionally, the Committee reviewed references secured by the Procurement staff, and discussed the following RFQ evaluation criteria as per Section 287.055, Florida Statutes known as the Consultant's Competitive Negotiation Act (CCNA):

- The ability of professional personnel;
- Past performance;
- Willingness to meet time and budget requirements;
- Location;
- Recent, current, and projected workloads of the firms;
the volume of work previously awarded to each firm by the agency, with the object of effecting an equitable distribution of contracts among qualified firms, provided such distribution does not violate the principle of selection of the most highly qualified firms.

The Committee's consensus was to shortlist to the three (3) most qualified Firms and invite the three Firms to provide a 15-minute presentation, followed by a 15-minute question and answer session. As qualifications and credentials were analyzed from all the respondents the committee decided that Indigo Service Corporation would be eliminated from further consideration as it pertains to this RFQ.

The Procurement staff coordinated and scheduled presentations for April 5, 2004. On this date the Committee members convened and were provided presentations by the following three (3) firms.

Edward Lewis Architects, Inc.
M.C. Harry & Associates
R.J. Heisenbottle Architects, P.A.

ANALYSIS (CONTINUED)

After the firms' presentations, the Committee members discussed at length their individual perceptions of the qualifications, experience, and competence of all three (3) firms and then ranked the firms accordingly:

BID TABULATION

RFQ-02-03/04	Edward Lewis	MCHarry	R.J. Heisenbottle
Committee Member			
Nancy Liebman	66 (3)	73 (1)	68 (2)
Nury Menicucci	90 (2)	95 (1)	65 (3)
Michael Hammon	83 (2)	89 (1)	82 (3)
Grisette Roque	70 (2)	87 (1)	66 (3)
Efrin Izquierdo	97 (2)	98 (1)	92 (3)

LEGEND:

M.C. Harry & Associates:

$$\begin{aligned} & \underline{5 - 1st\ place\ votes = 5 \times 1 = 5} \\ & \text{TOTAL} = 5 = \text{Ranked 1st} \end{aligned}$$

Edward Lewis Architects, Inc.

$$\begin{aligned} & 4 - 2nd\ place\ votes = 4 \times 2 = 8 \\ & \underline{1 - 3rd\ place\ vote = 1 \times 3 = 3} \\ & \text{TOTAL} = 11 = \text{Ranked 2nd} \end{aligned}$$

R.J. Heisenbottle Architects, P.A.

$$\begin{aligned} & 1 - 2nd\ place\ vote = 1 \times 2 = 2 \\ & \underline{4 - 3rd\ place\ votes = 4 \times 3 = 12} \\ & \text{TOTAL} = 14 = \text{Ranked 3rd} \end{aligned}$$

The firm of M.C. Harry & Associates was deemed to be the top ranked firm based on the professional experience and qualifications of their project team.

**RELATED EXPERIENCE
 PRINCIPAL-IN-CHARGE/PROJECT MANAGER**

ANALYSIS (CONTINUED)

**James W. Piersol, A.I.A., C.C.S, Principal
Project Assignment: Project Director - Architect**

Mr. Piersol has over 26 years experience in the planning, design and construction of major public buildings, including aviation and transportation related facilities; banks, restaurants; and renovations and historic restorations. Mr. Piersol has also been responsible for numerous studies, consultation reports, construction cost estimates and specifications. He has been involved with the renovation and restoration of several major buildings throughout the United States, including the Atlanta City Hall, the Los Angeles City Hall, the Chrysler Building and the Woolworth Building in New York City.

Relevant Experience

- Dade County Courthouse Renovation/Restoration: Exterior Terra Cotta Restorations; Historic Window Replacements; Public Lobby Restorations; Life Safety Improvements; Replacement Air-conditioning Systems; Jury Pool/Courtrooms/Judge Chambers.
- Florida International University: Library Expansion/Renovation - \$32 million/8 story; HRS Professional Development Center, West Loop Road and 700 car Parking Lot.

**Thomas M. Carlson, A.I.A, Principal
Project Assignment: Design Director**

Mr. Carlson has over 30 years of professional experience in the planning, programming and design of numerous facilities for government agencies and public institutions. His experience has enabled him to collaborate with a number of artists in mutual pursuit of public art display and exhibition.

Relevant Experience

- Historic Miami Beach Fire Station 4: Structural repairs and façade restoration.
- City of Coral Gables City Hall: Fenestration restoration.
- Freedom Tower: Structural repairs program; adaptive reuse study for the State GSA.
- Booker T. Washington Auditorium: 825 seat theater with balcony and catwalk.
- Florida Gulf Coast University Library: 100,000 square foot building including the 6000 square foot. "Center for the Study of Southwest Florida" rare document archive facility.

**Lourdes Solera, A.I.A
Project Assignment: Project Manager**

Ms. Solera has over 10 years experience in programming, schematic design, design

ANALYSIS (CONTINUED)

development, construction documents, project management and coordination, specifications and construction administration.

In addition to her expertise of Historic Preservation and Architectural History, she has a broad range of experience in both public and private sector projects including relevant projects in the renovation, restoration, and expansion of public facilities; as well as the design of community meeting space and performance venues.

Relevant Experience

- Florida International University Graham Center: Student Activity Center including a 2500 square foot entry/sculpture court, and 3500 square foot, 150 seat café' style staged performance venue.
- Science Center of the Americas: Miami Museum of Science, Phase I programming for new 300,000 square foot museum to include galleries, research and curatorial facilities, a teacher education center, banquet hall facilities and restaurant.

M.C. Harry & Associates will provide to the City of Miami Beach a Project Team with years of experience in the following:

- Historic and vintage building exterior restoration and envelope repair including stone cladding failure, unique roofing systems, and building fenestration replacement.
- Historic interior restoration.
- Structural system repair programs on vintage buildings including "beach sand" concrete structures.
- Performance venues complete with catwalks, rigging, theatrical lighting, acoustic controls, and A/V systems.
- Renovation/adaptive reuse of, and expansions to, existing structures.
- Florida Accessibility Code compliance and ADA barrier removal programs.

The following references were secured by the Procurement staff for M.C. Harry & Associates:

Mr. Steve Haber, Project Manager
Historic Lobby Restoration
Miami-Dade County

"This Firm is very thorough, conscientious, accessible and very professional. This is one of the better Firms."

Ms. Martha Torres, Sr. Project Manager
Student Activity Center/Graham Center
Florida International University

ANALYSIS (CONTINUED)

"This Firm provides excellent services with good quality documentation, responsiveness and very cooperative".

Mr. Steve Hammond, Project Manager
Stirling Road Library and Passive Park
Broward County Public Works

"This is an excellent Firm, and we highly recommend them".

CONCLUSION

The Administration recommends that the Mayor and City Commission adopt the attached resolution which requests to accept the City Manager's recommendation pertaining to the ranking of qualifications received pursuant to Request for Qualifications (RFQ) No. 02-03/04, for the Planning, Design, Bid and Award, and Construction Administration Services for the Rotunda Restoration and Collins Park Renovation Project; authorizing the Administration to enter into negotiations with the top-ranked firm of M.C. Harry & Associates; and should the Administration not be able to negotiate an agreement with the top ranked firm, authorizing the Administration to negotiate with second-ranked firm of Edward Lewis Architects, Inc.; and should the Administration not be able to negotiate an agreement with the second-ranked firm, further authorizing the Administration to negotiate with the third-ranked firm of R.J. Heisenbottle Architects, P.A.