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**MIAMI-DADE COUNTY, FLORIDA
NOTICE TO PROFESSIONAL CONSULTANTS (NTPC)
MIAMI-DADE COUNTY DEPARTMENT OF CULTURAL AFFAIRS (CUA)
NEW FACILITY/CAMPUS FOR THE AFRICAN HERITAGE CULTURAL ARTS CENTER
ISD PROJECT NO. A22-CUA-01**

The County Mayor, Miami-Dade County, pursuant to Chapter [287.055](#) of Florida Statutes, and Sections [2-8.1](#) and [2-10.4](#) of the Miami-Dade County Code, Implementing Order [3-34](#), Administrative Order [3-39](#) of Miami-Dade County, announces that the Miami-Dade County Department of Cultural Affairs (CUA) is seeking one (1) A/E consultant to provide professional services for the design of the new African Heritage Cultural Arts Center (AHCA) Building or Campus.

SCOPE OF SERVICES

The Miami-Dade County Department of Cultural Affairs is seeking the services of an architectural, engineering, and specialty consultants team to provide planning, design, construction documents, and construction administration services for the new African Heritage Cultural Arts Center Building or Campus. The team of architects, engineers, and specialty consultants selected for this assignment will be charged with conducting a thorough assessment of the current site and existing facility to identify the necessary steps and phasing required to create a new state-of-the-arts building or campus to replace the existing 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 schedule; project timeline for execution of the work; and participating in the full life-cycle of the project through project completion and warranty administration. The Center was founded in 1975 to serve as a nucleus for emerging and developing talent in the performing and visual arts. The existing complex of buildings has been developed over time from buildings that were not originally designed for the Center's intended uses (a meat market and a gas station were converted to a dance studio and art classrooms). The replacement facility needs to address the Center's current and future programmatic, environmental, and social needs and those of the community that it serves. The layout does not need to follow the existing distribution of spaces and because the Center needs to continue to operate while the new facility is built, it is envisioned that the new facility may be located on the existing parking and green areas of the property. This would allow the new construction to take place while the facility remains operational and a phased approach to demolishing the existing buildings once the new Center is completed. The Department is open to all creative solutions that accomplish the goals of building an exciting new Center while remaining operational. The new AHCAC facility shall serve as a model venue with the highest standards for accessibility, sustainability, and inclusion.

The selection process will include a mandatory two-tier process, where the top-ranked firms will be invited to present a conceptual master plan and approach to designing the replacement facility. The number of firms selected to advance to the second-tier presentation shall be determined by the Selection Committee.

The design shall explore and incorporate the following:

- Relationships of building(s), open spaces, parking and service areas within the context of the city, commercial and residential neighbors, transit corridors, etc.
- Relationships/adjacency of spaces based on programmed uses, access needs, security, etc.

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- Maximizing best practices and measures for addressing sea-level rise and sustainability/resiliency issues
- Use of courtyards, exterior landscaped and hardscaped areas for use as programming areas for instruction activities, outdoor concerts, festivals, art displays, community gathering spaces, etc.
- Building orientation, massing, covered walkways, shading devices, etc. that maximize environmental comfort and wellbeing both indoors and outdoors
- Design solutions that address the safety of users and patrons and minimize unauthorized intrusion while providing a welcoming connection between the Center and the community
- Ease of pedestrian and vehicular circulation throughout the site including general circulation, student drop-off/pick-up from cars and buses, loading/service areas to accommodate semi-trailers up to 40' in length, staff parking, patron parking, waste and recycling pick-up areas, etc.
- Zoning for different day and evening functions and circulation patterns
- Addressing visual impact, noise, odors, and traffic, both internal and external to the site
- Providing loading dock with adjacent area for temporary and long-term storage of materials, supplies, equipment, sets and scenery, etc.
- Maximizing operational efficiencies and life cycle cost effectiveness by incorporating features such as:
 - Using occupancy sensors
 - Minimizing piping runs
 - Using exterior and interior materials that are durable, permanent, vandal resistant, easily maintained
 - Employing latest technological advances in materials and systems to meet resiliency measures, sea-level rise objectives, and LEED certification
- Collaboration with specialty consultants such as theater planners and acoustical consultants to establish appropriate STC ratings of spaces and industry best practices for building archetype, material selections, room shaping, equipment and system specifications, etc.
- Incorporation/relocation of existing Art in Public Places commissioned artwork by Xaviera Simmons and digital marquee screen

The scope also includes participation in community/stakeholder presentations.

Building Program:

- Administrative offices for six (6) full time and two (2) part time employees
 - Reception/customer service area
 - Conference room for 18 users
 - Security station/office (Security Manager)
 - IT room/central station
- Studio Theater
 - 200-300 seats (depending on configuration) with technical services booth/control room for specialized lighting, projection, and sound systems
 - Ticket booth area
 - Concession area
 - Two (2) rehearsal studios for 25-30 students each (for acting, musical theater,

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pantomime, stage movement, show dance, etc.)

- Back stage loading area with a 10' wide x 12' high door
- Scene shop adjacent to the Studio Theater and loading dock
- Principal and chorus dressing rooms with restrooms, showers, and locking storage cabinets
- Green room
- Offices for Theater Administrator, Cinematic Arts Manager, and two (2) technical staff members
- Lockable storage spaces for:
 - Lighting and sound equipment
 - Moveable furniture such as platforms, chairs, stands, stanchions, etc.
 - Stage sets/scenery/props
- Art gallery/display space with museum-quality lighting and climate/humidity control systems
 - Art curator's office
 - Secure storage
- Music Hall
 - 175-200 seats (depending on configuration) and adjacent piano storage
 - Four (4) music practice rooms for individual/small group instruction
 - Two (2) choral studios for 25-30 students each
 - Offices for three (3) staff members
 - Secure storage spaces for:
 - Equipment and instruments
 - Moveable furniture such as platforms, chairs, stands, lecterns, stanchions, etc.
- Dance Studios
 - One (1) large space for 35 students
 - Two (2) mid-size dance studios for 25 students each
 - All dance spaces to have sprung wood floors, mirrors, ballet barres, and moveable curtains
 - Offices for three (3) staff members
 - Storage for dance costumes and props
 - Sufficient space for a piano storage in the dance studios
 - Dressing rooms (these may be shared with the studio theater)
- Visual Arts
 - One (1) computer lab/media room/graphic arts space for 10-15 students
 - One (1) fine arts studio for 25 students with tables and easels
 - One (1) crafts/ceramics studio for 15 students with kiln and storage for drying and/or displaying ceramic artwork
 - One (1) fashion arts and hand drawing room for 25 students
 - One (1) sewing program room for 10-15 students with space for commercial sewing machines and pattern making/layout tables
 - One (1) TV/video/film/photography studio
 - Offices for three (3) staff members
 - All spaces to include secure equipment storage
 - Spaces to include sinks/running water as needed
- Multi-Purpose Hall

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- Flexible space with moveable partitions to divide the room into three (3) equal spaces
- Adjacent catering kitchen with access for loading/unloading merchandise
- Facilities Management
 - Office for Facilities Manager and locker space for maintenance personnel
 - Maintenance storage area
- Café/Vending/Bookstore
- Outdoor Amenities
 - Amphitheater/concert area
 - Open air spaces conducive to instruction activities with emphasis on security, privacy, and comfort
 - Arts focused playground area
 - Sculpture garden

Covered walkways, shade canopies and shade trees to make outdoor spaces usable/comfortable during harsh weather conditions

TERMS

The County intends to retain one consultant under a non-exclusive Professional Services Agreement (PSA) with an effective term of four (4) years with two (2), one-year (1) option to renew. The PSA has an estimated total cost of two million five hundred thousand dollars (\$2,500,000.00); exclusive of a five percent (5%) dedicated allowance (\$125,000.00) for testing, inspections and claims analysis; a two hundred fifty thousand dollars (\$250,000.00) contingency allowance; and a one hundred twenty-five thousand dollars (\$125,000.00) allowance for reimbursable expenses.

No minimum amount of work or compensation will be assured to the retained consultant. 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.

PREFERRED EXPERIENCE AND QUALIFICATIONS

- 1) The prime and sub-consultant firms are highly preferred to have the following 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 \$7 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.

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 following is to be included for each client reference:

- i) Client;

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- ii) Description of each firm's work on the project, including the firm's total compensation for the contracted services; and
 - iii) Client's contact person, phone number, and email address
 - iv) Details to support whether each team member's particular expertise relevant to the solicitation was gained while employed by the respondent firm or as a member of another firm/team.
- 2) The prime should identify the following individuals on their team:
- a) Senior Architect - Must be a State of Florida licensed architect with a preferred five (5) years' experience in projects of similar size and scope. LEED accreditation or experience preferred.
 - b) Project Manager - Must have a Bachelor's degree in Architecture and a preferred two (2) years' experience in projects of similar size and scope. LEED accreditation or experience preferred.
 - c) Construction Project Manager – Must have a Bachelor's degree in Architecture, Engineering, or Construction Management and a preferred two (2) years' experience in managing construction projects of similar size and scope. LEED accreditation or experience preferred.
- 3) Specialty Consultants (Theater Consultant, Acoustical Consultant, Sound and Communications Consultant, Security Consultant, LEED Consultant including commissioning agent, Cost Estimator, Scheduling/Claims Analysis Consultant, and other specialty consultants as needed to perform the scope of work identified by the A/E and Owner as part of the facility-wide assessment):
- a) Should demonstrate a preferred five (5) years of experience in the design and specification of the specialty systems/equipment.

A/E TECHNICAL CERTIFICATION REQUIREMENTS

14.00	Architecture (PRIME)
18.00	Architectural Construction Management (PRIME)
10.05	Contamination Assessment and Monitoring
11.00	Structural Engineering
12.00	Mechanical Engineering
13.00	Electrical Engineering
14.00A	Interior Design
16.00	General Civil Engineering
17.00	Engineering Construction Management
20.00	Landscape Architecture

The selected Team (Prime and Sub-Consultants) will not be eligible for award of any construction contracts.

CONTRACT MEASURES

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SBD is recommending a 17.00% SBE-A&E goal.