

DADE COUNTY BAR ASSOCIATION HEADQUARTERS

REQUEST FOR PROPOSAL

123 NW 1ST AVE
MIAMI, FL 33128

McKENZIE
DESIGN · BUILD · CRAFT



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PART 1: EXECUTIVE SUMMARY

February 24, 2020
Dade County Bar Association
123 NW 1st Ave
Miami, Florida 33128

Re: Proposal for the Dade County Bar Association

The Dade County Bar Association has developed a detailed request for proposal (RFP) for the Dade County Bar Association Headquarters renovation. To bring this project to life you must select a design/builder that is experienced in both design and construction of similar spaces and programs. **McKenzie is that ideal partner.**

Clear objectives for this project were outlined in the RFP, and McKenzie’s team has unique attributes that will ensure that these objectives are met. McKenzie’s integrated architecture, construction, and fabrication team is uniquely qualified to successfully deliver the DCBA renovation. Each of our team members has design/build project experience, which makes us a practical and creative partner which will help us achieve the envisioned project within the budget, schedule, and design parameters.

To that end, we are pleased to present you with the following proposal outlining our design and construction approach. We strive to compliment our client’s vision, design aesthetic and goals by paying close attention to detail from inception to completion. Our affiliate millwork company, McKenzie Craft, is staffed with highly qualified craftsmen that produce some of South Florida’s best fabrications which offer the opportunity to add further value to a project.

We look forward to being your architect and contractor for this project and to completing the work in a timely manner. If you have any questions or concerns, please feel free to call us to discuss.

Sincerely,



Gavin McKenzie, CGC, LEED AP



PART 2: QUALIFICATIONS

GAVIN MCKENZIE, CGC, LEED AP
EXECUTIVE OVERSIGHT



QUALIFICATIONS:

Over 15+ years of experience running many medium scale design-focused commercial and residential projects throughout South Florida. As owner and CEO, Gavin oversees a team of managers that uphold his attention to finish details and customer service in every project. Over the years, he has led McKenzie Construction and McKenzie Craft in focusing on the delivery of a high-end quality product to both residential and commercial markets. The McKenzie companies have become a comprehensive solution for clients by offering a suite of services including design and construction consulting in addition to high-end construction and craftwork services.

PROJECT ROLE:

Gavin provides will provide oversight at key milestones of project delivery including maintaining client relations, estimating, project scheduling, and construction coordination.

GILBERT ATICK, RA
LEAD ARCHITECT



QUALIFICATIONS:

Gilbert is a registered architect with over 10+ years of architecture and industry experience in South Florida. He has managed numerous projects including an 80,000 sf private gallery in Allapattah housing a 200 seat restaurant, sculpture garden, library for owner’s private collection, and extensive galleries.

PROJECT ROLE:

As Lead Architect, Gilbert will serve as the single point of contact ensuring the project is performing to the Wynwood Brewing Co. & CBA’s expectations. He is responsible for overall project management, including coordinating the conceptual estimating, scheduling, value engineering.

JOSE ANGEL ORTEZ
LEAD DESIGNER



QUALIFICATIONS:

Jose brings 10+ years of diversified architectural design experience currently on architectural licensing track. He is the lead designer on all company projects including the first LEED Gold and Well Certified multi-family project in Miami Beach.

PROJECT ROLE:

As Lead Designer, Jose will serve as the project designer and will manage all architecture and engineering consultants ensuring cohesion for all members of the design/build team.

**HECTOR GONZALEZ, LEED AP
CONSTRUCTION SENIOR PROJECT MANAGER**



QUALIFICATIONS:

Hector brings 12+ years of construction experience with various design/build projects with McKenzie. He has experience with large and small commercial build-outs including Our Miami Vodka in Little Haiti and Brightline's Food Hall.

PROJECT ROLE:

As Construction Project Manager, Hector directly manages project construction and is involved from early development through completion. He collaborates with the design team to provide a construction perspective to vet ideas.

**MIGUEL ENRIQUEZ, LEED AP
PRE-CONSTRUCTION MANAGER**



QUALIFICATIONS:

Miguel has over 10+ years of experience in South Florida design and construction, with a focus on design-build construction project management and all Preconstruction activities.

PROJECT ROLE:

As Preconstruction manager, Miguel will support Gilbert by leading the preconstruction services and coordinating with Jose and Hector. He will work with the design team and construction team to evaluate the project schedule, value engineering, and project constructability.

SUBCONTRACTOR SELECTIONS STRATEGY



McKenzie has developed a strong rapport with a select group of subcontractors through successful collaborations. When choosing subcontractors for a particular project our team considers whether subcontractors are appropriate for the type and size of the work and fit with the overall design/build mission from the start of a project. The following is a summary of strategies adopted in the selection of subcontractors:

- Partnership on previous projects of similar size and scope
- Previous experience with similar budget targets
- Participation in conceptual budgeting exercises and pre-bid estimates

EXPERIENCE

McKenzie Construction offers complete, professional architecture, design-build general contractor services specializing in commercial, restaurant, & retail-based projects.

Our proven, award-winning team of veteran project managers and senior designers, coupled with in-house journeyman carpenters, painters, and detail finishers collectively deliver a refined and industry leading quality control (QC) program that mitigates many of the risks and challenges inherent in construction. Our processes and customer relationship management system (CRMs) deliver coordinated & consistent communication between subcontractors, management and clients.

WHY MCKENZIE

We strive to compliment our client’s vision, design aesthetic and goals by paying close attention to detail from inception to completion and management of our projects & production. Our work is managed through a refined, highly collaborative and technological team effort that closely integrates the roles of client, the McKenzie team and third party owners representative or construction management consultants.

We provide a complete, detailed bid that follows the plans and specifications and reflects our deep understanding of the project complexity. Our bid reinforces our efforts to achieve the high quality construction & finishes this project requires while leveraging ongoing value engineering to obtain cost savings whenever possible.

The McKenzie approach affords transparency and encourages client collaboration, as much or as little as preferred, so you can work directly and solely through our company from inception to final inspection.

Experience, organizational structure, clear & consistent communication between all stakeholders to minimize delays and unnecessary costs - the result is a seamless professional process, and a thoroughly refined product.

Our affiliate millwork company, McKenzie Craft, is staffed with highly qualified craftsmen that produce some of South Florida’s best millwork and furniture made from wood, steel, glass or other materials which offer the opportunity to add further value to the project.

McKenzie construction & McKenzie Craft have the proven experience needed to be able to complete a project of any scale and complexity on time and on budget. We strongly value our client’s satisfaction and seek to create trusting & enduring relationships.



PART 3: PROJECT DATA

PROJECT SCOPE

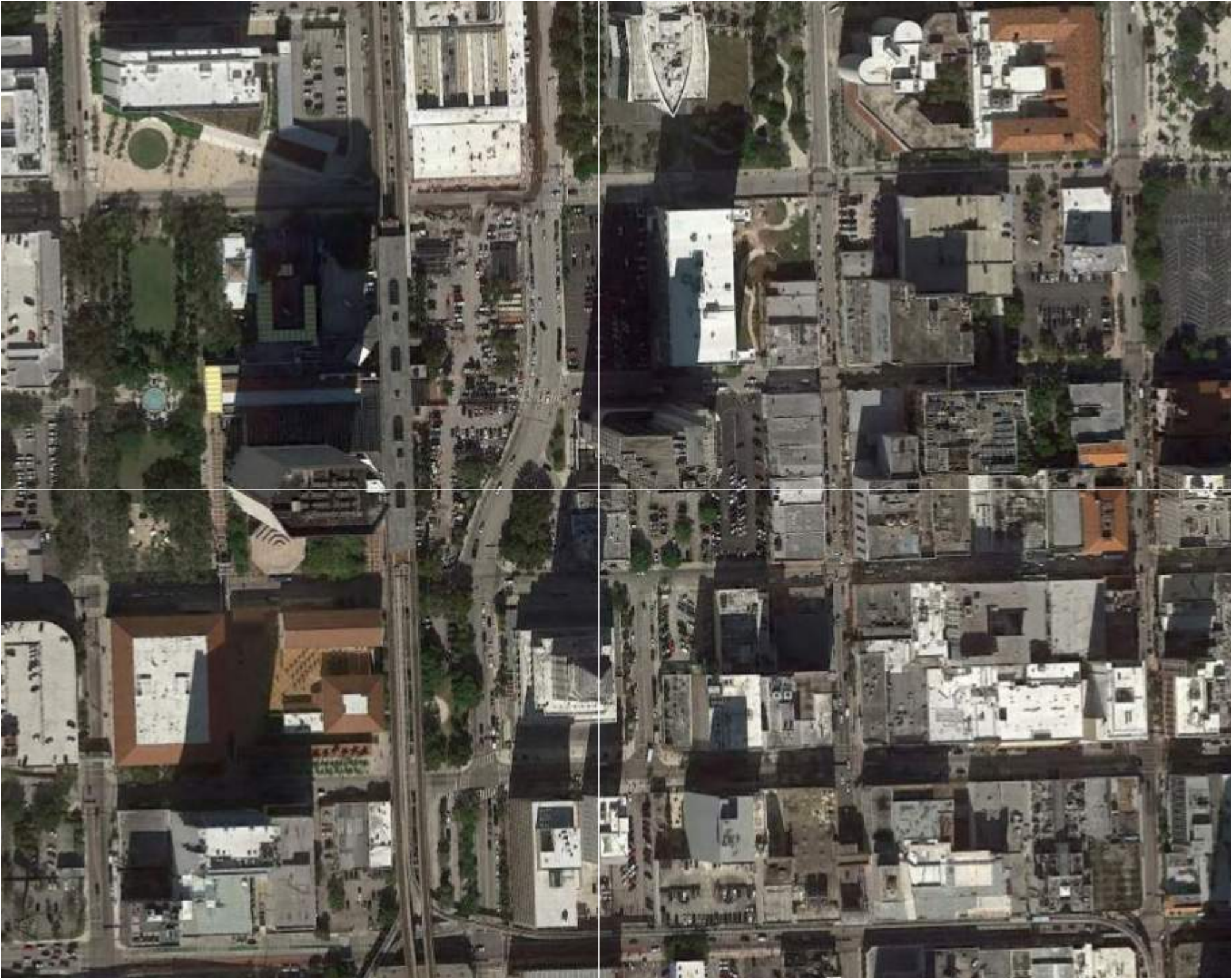
The project scope consists of the design and construction documents for the Renvocation in the site that is located on 123 nw 1st Ave. The scope of work includes the tenant improvements for the expansion of an existing office building.

McKenzie will serve as the architect-of-record and will contract all necessary consulting engineers directly. Basic consulting engineers included in these services are structural, mechanical, electrical, and plumbing engineers. If other engineers are found to be necessary then those services will be an additional service to the client.

PROJECT SCHEDULE

Our estimated timeline for the development of a complete permit set of drawings for submission to the City of Miami is broken down as follows:

Design Development (DD)	8 weeks from receipt of deposit and signed AIA agreement
Construction Documents (CD)	6 weeks from approval of DD



DEVELOPMENT DESIGN (DD)

Based on the approved SD documents and any adjustments by the client in the program, budget, or time frame McKenzie will engage consulting engineers to study the building systems and materials that best satisfy the client requirements and meet design aesthetics.

The DD documents will include general as well as enlarged site plans, floor plans, sections, elevations, and typical details, preliminary finish schedule, interior and material selection schedule, sample boards, and descriptive outline specifications. Additionally, a DD construction budget is produced by the Pre-Construction team and submitted in the final phase deliverable. The phase ends with client approval of the plans and payment of the DD phase invoice.

CONSTRUCTION DOCUMENTS (CD)

McKenzie construction will prepare and sign and seal all construction documents needed for permitting and construction.

- All required signed and sealed mechanical, electrical, plumbing, structural, and architectural drawings will be included.
- Permit coordination for City approval of the construction documents.



6.1 PROPOSED FEES AND PAYMENT SCHEDULE

6.1.1 ARCHITECTURE AND ENGINEERING FEES

Our budget for design and preparation of construction documents is:		\$138,150
• Architecture	Included	
• M/E/P/FP engineering	Included	
• Structural engineering	Included	
• Pre-construction Fee - (waived upon signing of construction agreement)	\$7,500	

6.1.2 FEE SCHEDULE

• Initial payment	\$20,730
• Monthly Billing	\$117,420
• Construction administration	Hourly Rates

6.1.3 EXCLUSIONS

• Permit fees	• Landscape architecture (by Owner)
• DERM fees	• Surveys and As-builts
• Impact fees	• Permit expediting
• Civil engineering (by Owner)	• Private provider (by Owner)

6.1.4 ADDITIONAL SERVICES

• Construction Administration - Architecture	Hourly Rates
• Construction Administration - Engineering	Hourly Rates

6.1.5 OWNER REIMBURSABLES

Reimbursable expenses are in addition to fees above. These expenses include but are not limited to:

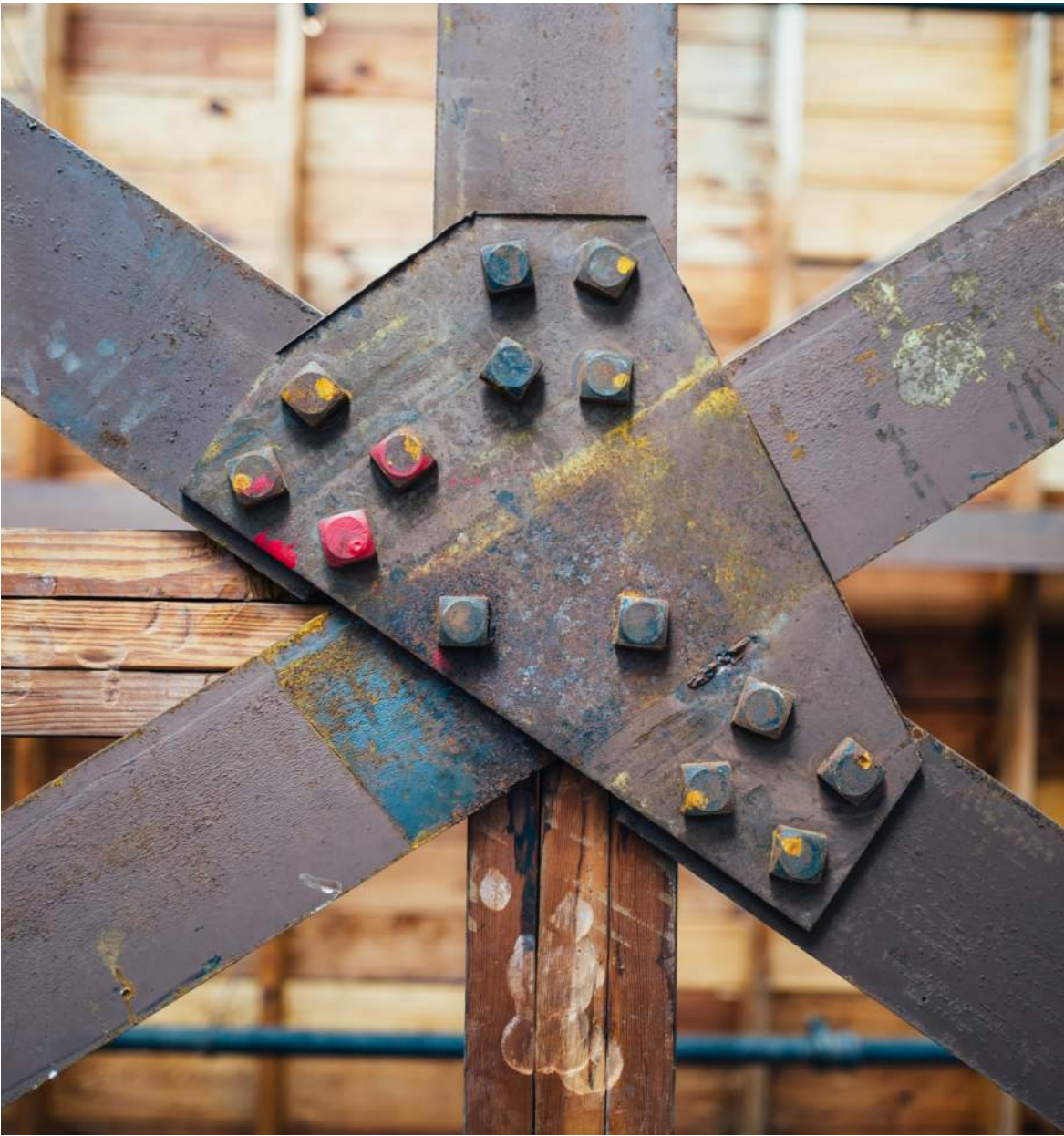
Photocopies, specialty printing, large format printing, long distance communications, travel, courier services, photography, outside consultant’s reimbursable expenses, models, translation of cad documents, geotechnical reports, asbestos surveys, permit fees, sales tax, and any additional insurance that you request.

These will be billed at standard rate plus 15 percent. A listing of project expenses can be provided upon request at no charge.

6.1.6 HOURLY RATES

BILLINGS ARE BASED ON THE HOURS WORKED, INCLUDING TRAVEL TIME. OUR HOURLY RATES ARE:

ARCHITECTURE RATES:		ENGINEER’S RATES:	
• CLERICAL / INTERN	\$85	• ADMIN / CLERICAL	\$75
• PROJECT DESIGNER	\$125	• CAD	\$85
• PROJECT ARCHITECT	\$175	• ENGINEER	\$175
• LEAD ARCHITECT	\$225	• PRINCIPAL	\$250

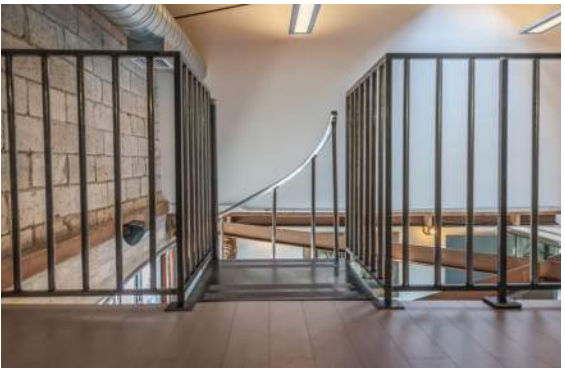


PART 4: **PORTFOLIO**

MAGIC GARDEN



MCKENZIE OFFICES





MIAMI AD SCHOOL



GREEN
TOWNHOUSES





PART 5: **CONTACT US**



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