

Duncombe, Kelly (SPEE)

From: Corrales, Caridad (Aviation) [CCORRALES@miami-airport.com]
Sent: Friday, December 09, 2011 2:48 PM
To: Duncombe, Kelly (SPEE); Quintana, Ileana (SPEE)
Cc: Collins, Milton (Aviation); Rodriguez, Robert W. (Aviation); Becerra, Cesar; Hernandez, Pedro (Aviation); Bao-Garciga, Aida (Aviation)
Subject: FW: BUILDING 896 - 40-TR RECERTIFICATION
Attachments: bldg 896 recommendation..docx

Good afternoon Kelly, Ileana: please see comments from our Project Manager as well as the response attachment from the Consultant. Our Division would like to set up a standard Review Committee meeting to further discuss these recommendations. Please advise our office.

Thank you
Cookie

From: Rodriguez, Robert W. (Aviation)
Sent: Friday, December 09, 2011 10:28 AM
To: Corrales, Caridad (Aviation)
Cc: Bao-Garciga, Aida (Aviation); Hernandez, Pedro (Aviation)
Subject: FW: BUILDING 896 - 40-TR RECERTIFICATION

COOKIE:

ATTACHED YOU WILL FIND THE A/E CONSULTANT'S OPINION WITH REGARDS TO THE DBD RECOMMENDATION TO BID THE PROJECT AS A **LEVEL 2 SET ASIDE...** I WILL WAIT FOR DBD TO SET UP A MEETING TO FURTHER DISCUSS THIS ISSUE...

IN ADDITION, THERE IS A MIAMI-DADE COUNTY ORDINANCE NO. 75-34 (40-YEAR RECERTIFICATION)



Roberto Rodriguez, Architect-Project Manager
MDAD, Facilities Management
Miami International Airport
4331 N.W. 36th Street Suite 229
Miami, Florida 33122
Telephone No.: [305] 869-1258
Fax No: [305] 876-7297
E-Mail Address: RWRODRIGUEZ@miami-airport.com

**NOTE: THE USE OF CAPITAL LETTERS IN ALL MY E-MAIL
CORRESPONDENCE IS NOT INTENDED OR TO BE INTERPRETED
AS LOUD, IMPOLITE OR DISRESPECTFUL
IT IS SIMPLY MY ARCHITECTURAL - ARTISTIC FREEDOM**

From: Becerra, Cesar [<mailto:cbecerra@csagroup.com>]
Sent: Friday, December 09, 2011 9:31 AM
To: Rodriguez, Robert W. (Aviation)
Subject: BUILDING 896 - 40-TR RECERTIFICATION

Robert:

Please review and confirm content of the response prior to be attached and forwarded to the addressed individuals in your e-mail regarding the 2CSBE Set Aside you requested.

Thanks

Best Regards,

Cesar Becerra | Senior Project Manager, RA | cbecerra@csgroup.com

6100 Blue Lagoon Drive, Suite 300 | Miami, FL 33126

T: 305.461.5484 x 7356 | F: 305.461.5494



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Duncombe, Kelly (SPEE)

From: Quintana, Ileana (SPEE)
Sent: Thursday, December 08, 2011 10:07 AM
To: Duncombe, Kelly (SPEE)
Subject: FW: Review of Project #N-165C

See highlighted

Ileana Quintana 
Construction Project Manager
Sustainability, Planning & Economic Enhancement Department (SPEED)
Small Business Development Division
Miami Dade County
111 N.W. 1st Street - 19th Floor
Miami, Florida 33128
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From: Corrales, Caridad (Aviation) [mailto:CCORRALES@miami-airport.com]
Sent: Monday, November 28, 2011 4:11 PM
To: Quintana, Ileana (SPEE)
Cc: Duncombe, Kelly (SPEE); Collins, Milton (Aviation)
Subject: FW: Review of Project #N-165C

Ileana, please see comments by R. Rodriguez. After your review, please let me know if there any other questions before we send you the Recommendation Memo.

Thank you
Cookie

From: Rodriguez, Robert W. (Aviation)
Sent: Monday, November 28, 2011 2:22 PM
To: Corrales, Caridad (Aviation)
Cc: Collins, Milton (Aviation); Hernandez, Pedro (Aviation); Bao-Garciga, Aida (Aviation); Beltre, Ernesto (Aviation); 'Becerra, Cesar'
Subject: RE: Review of Project #N-165C

NO SPECIAL REQUIREMENTS OTHER THAN THE WORK SHIFTS AND/OR PHASING DURING THE CONSTRUCTION PHASE...THE PHASING WILL BE DESCRIBED IN THE CONTRACT

SPECIFICATIONS, WHICH ARE BEING FINALIZE AND WILL BE AVAILABLE SOON...WITH REGARDS TO THE **21% CSBE GOAL** I AGREE PROVIDED THAT THERE ARE SUBCONTRACTORS AVAILABLE TO PERFORM THE WORK, WHICH I AM CONFIDENT THAT DBD HAS ALREADY RESEARCHED...

From: Corrales, Caridad (Aviation)
Sent: Monday, November 28, 2011 12:28 PM
To: Rodriguez, Robert W. (Aviation)
Cc: Collins, Milton (Aviation); Hernandez, Pedro (Aviation); Bao-Garciga, Aida (Aviation); Beltre, Ernesto (Aviation)
Subject: RE: Review of Project #N-165C

Robert, just a friendly reminder, we are waiting for your responses for the recommendation of the 21% CSBE Goal (below e-mail) request and if there are any special/minimum requirements, also being requested by SBD in order to send MDAD's recommendation memorandum for this project. Once this information is received, the Recommendation Memo can be sent.

From: Corrales, Caridad (Aviation)
Sent: Monday, November 21, 2011 3:09 PM
To: Rodriguez, Robert W. (Aviation)
Cc: Collins, Milton (Aviation); Hernandez, Pedro (Aviation); Bao-Garciga, Aida (Aviation)
Subject: FW: Review of Project #N-165C

Robert:

As part of the RC Process, SBD is asking "On this project is there any special/minimum requirement for the Prime Contractor or the Subs?"

Please advise.

From: Corrales, Caridad (Aviation)
Sent: Wednesday, November 16, 2011 12:20 PM
To: Rodriguez, Robert W. (Aviation)
Cc: Collins, Milton (Aviation)
Subject: RE: Review of Project #N-165C

There is another question I have in order to finalize this project, I will need you to advise if you are in agreement with the Sub-Trades that we can base our Goals on:

Concrete \$632,500.00	(4.69%)
Masonry \$5,000.00	(5.94%)
Doors and Windows \$15,000.00	(1.98%)
Finishes \$56,000.00	(5.30%)
Electrical \$1,003,000.00	<u>(2.90%)</u>

21% CSBE Goal

Robert, please advise if you have any further comments or if you have any changes to Sub-trades chosen. Once we have this information which we can base our percentage(s) on, we can proceed to finalize this project. We will wait to hear from you.

Cookie

From: Corrales, Caridad (Aviation)
Sent: Wednesday, November 16, 2011 8:48 AM
To: Rodriguez, Robert W. (Aviation)
Cc: Collins, Milton (Aviation)
Subject: FW: Review of Project #N-165C

Good morning Robert,

See questions being asked by the Construction Manager at Small Business Development. This is part of the recommendation process, please advise.

Thank you
Cookie

From: Quintana, Ileana (SBD)
Sent: Tuesday, November 15, 2011 3:20 PM
To: Corrales, Caridad (Aviation)
Subject: RE: Review of Project #N-165C
Importance: High

Cookie,

On this project is there any special/minimum requirement for the Prime Contractor or the Subs?

Thanks,

Ileana Quintana << File: disclaimer.txt >>

Construction Project Manager

Sustainability, Planning & Economic Enhancement Department (SPEED)

Small Business Development Division

Miami Dade County

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<http://www.miamidade.gov/sba/about-project-review-and-analysis.asp>

From: Corrales, Caridad (Aviation) [mailto:CCORRALES@miami-airport.com]
Sent: Monday, November 14, 2011 11:47 AM
To: Quintana, Ileana (SBD)
Cc: Becerra, Cesar; Collins, Milton (Aviation); Johnson, Laurie (SBD)
Subject: Review of Project #N-165C

<< Message: Attached Image >>

Good morning Ileana, as discussed last week, below is the Scope of Services for the MIA-Bldg. 896 – 40 Year Recertification project for your review and comments. Attached is the Cost Estimate with the breakdown of services to be performed. Please advise if you have any questions.

Miami International Airport -Building 896 – 40 Yr. Recertification

Project No, N165C

Scope of Work:

At the request of the Miami-Dade County Aviation Department (MDAD), the engineering and architectural firm HNTB has inspected the Building 896 at Miami International Airport for the purpose of structural and electrical recertification of the building. The Building was constructed in 1965 and is 46 years old. The inspection was conducted in accordance with Miami-Dade County Ordinance No, 75-34 and the Recommended Minimum Inspection Procedural Guidelines for Building Recertification as issued by the Building Official.

The report identifies readily observable deficiencies and recommends repairs that are necessary for recertification of the building as well as others additional deficiencies encountered during the course of preparation of the construction documents.

The building is currently occupied by Commercial Jet, Inc. (tenant) with its regular working operation schedule of 24/7/365.

The building comprises 3 floors in which the hangar space (91,392 SF) constitutes the largest area on the ground floor supported by the administrative offices (15, 767 SF), mezzanine and storage area (31,037 SF). The major part of the repairs will be the replacement of the hangar's electrical panels, pit outlets with its wiring, and the upgrading of the fire alarm system as well as the life safety requirements (emergency lights, exit signs, fire alarm devices) that shall be provided throughout.

The second floor (49,776 SF) is not currently occupied and the existing offices layout of drywall or demountable partitions, doors, etc., with its electrical light fixtures and outlets including the HVAC ductwork shall be removed for preparation of a future designated office space. Existing electrical panels and light fixtures shall be replaced and all life safety requirements (emergency lights, exit signs, fire alarm devices) that shall be provided throughout. The area of most concern is the repair of some of its corroded metal form deck from the underside of the third floor slab due to the moisture built-up after years of the second floor's "shut down" from the mechanical and electrical support system

The third floor (39,531 SF) is mainly a storage space, mechanical equipment and two of the existing electrical PCB transformer vaults substations shall be replaced with new dry transformers type. The removal of the PCB fluid from the transformer vaults shall be separately performed by an approved environmental contractor (by others) under the supervision of Miami-Dade Aviation Department Civil Environmental Engineering Division.

Existing electrical panels and light fixtures shall be replaced and all life safety requirements (emergency lights, exit signs, fire alarm devices) that shall be provided throughout.

The existing concrete slab cracks shall be repaired and sealed throughout the entire floor.

The roof level requires repair of some of the roof leaks, especially the replacement of the roofing membrane and insulation system including roof drains along the entire length of the north and south trough. Some of the existing roof exhaust fans hoods, top vents and butterfly dampers shall be secured and repaired after hurricane damage.

Caridad Corrales

Contract Compliance Specialist II

MDAD-Minority Affairs Division

Phone: (305) 876-7991 Fax: (305)-876-0382

E-mail: ccorrales@miami-airport.com

<< OLE Object: Picture (Device Independent Bitmap) >>

Duncombe, Kelly (SPEE)

From: Corrales, Caridad (Aviation) [CCORRALES@miami-airport.com]
Sent: Thursday, December 08, 2011 9:58 AM
To: Duncombe, Kelly (SPEE); Quintana, Ileana (SPEE)
Cc: Collins, Milton (Aviation); Hernandez, Pedro (Aviation); Bao-Garciga, Aida (Aviation)
Subject: FW: Project No. N-165-C (MIA Building 896 40 Year Recertificaiton)

Kelly, see comment below provided by our Project Manager, Robert Rodriguez with regards to Level 2 CSBE Set-Aside counter recommendation and provide your comments.

Cookie

From: Rodriguez, Robert W. (Aviation)
Sent: Wednesday, December 07, 2011 2:29 PM
To: Corrales, Caridad (Aviation)
Cc: Hernandez, Pedro (Aviation); Bao-Garciga, Aida (Aviation); Collins, Milton (Aviation); 'Becerra, Cesar'
Subject: RE: Project No. N-165-C (MIA Building 896 40 Year Recertificaiton)

COOKIE:

I BELIEVE THAT THE 21% CSBE GOAL IS FINE, BUT WHY MAKE IT LEVEL 2 CSBE SET ASIDE... THE PROJECT SHOULD BE OPEN FOR ALL THE GENERAL CONTRACTORS...IN ADDTION, THE SCOPE OF WORK IS SPECIALIZED THUS MDAD SHOULD BENEFIT FROM A LARGER SPECTRUM OF CONTRACTORS...

From: Corrales, Caridad (Aviation)
Sent: Wednesday, December 07, 2011 2:23 PM
To: Rodriguez, Robert W. (Aviation)
Cc: Hernandez, Pedro (Aviation); Bao-Garciga, Aida (Aviation); Collins, Milton (Aviation)
Subject: RE: Project No. N-165-C (MIA Building 896 40 Year Recertificaiton)

Good afternoon Robert, please see below counter recommendation from SBD. The Review Committee meets only when there are questions or a situations as this one. If you feel strongly regarding their counter recommendation , please advise so that we can meet with SBD. If not, and you do agree, then the measures will be from 21% CSBE Goal to a Level 2 CSBE Set-Aside. Please let us know what your thoughts are.

Thank you
Cookie

From: Duncombe, Kelly (SPEE)
Sent: Wednesday, December 07, 2011 12:45 PM
To: Corrales, Caridad (Aviation)
Subject: Project No. N-165-C (MIA Building 896 40 Year Recertificaiton)

Good Afternoon Cookie,

The Small Business Development (SBD) Division of Sustainability, Planning & Economic Enhancement Department (SPEED) has completed its analysis of the above-listed project and is proposing the following recommendations:

Miami-Dade Aviation Department recommended a 21% CSBE Subcontractor Goal; a counter-recommendation of Level 2 CSBE Set-Aside is recommended by SBD. This recommendation is based upon responses to a verification of availability to bid study conducted by SBD. Five (5) firms responded indicating that they meet the minimum requirements. Copies of the submittals are attached for your review. Responses were received from the following:

1. Allied Contractors, Inc.
2. Classical & Innovative Designs, Inc.
3. Contex Construction Company
4. JA & M Developing Corp.
5. Landel Construction Corporation

The applicable Community Workforce Program (CWP) goal is 11.5%. Please respond at your earliest convenience with a confirmation as to your concurrence or dissent with the aforementioned recommendation (for measures). Advise as to any “errors, omissions, and/or misunderstandings”.

Kelly Duncombe
Contract Development Specialist 2
Sustainability, Planning & Economic Enhancement Department (SPEED)
Small Business Development Division
111 N.W. 1 Street, 19TH Floor, Miami, FL 33128
Phone: (305) 375-3136 Fax: (305) 375-3160
kellyd@miamidade.gov

Response:

I totally agree and support your recommendation to invite the participation of all general contractors to bid on this particular project that requires the utmost professional expertise and experience in the field of electrical and structural restoration repair work as part of the requirement from the Miami-Dade Ordinance

The electrical repair work of this project is quite an undertaking as far as the quantity of electrical panels and pit outlets replacement that require the sequence of work without interrupting the working space among the airplanes situated within the hangar space. The replacement of the PCB transformers with dry transformers type, including the switchgear units connecting into the main feeders, is another difficult task that requires the technical coordination from the professional experience of the electrical contractors.

The structural repair to the underside of the third floor slab where the corroded metal form deck has been affected by the moisture is a very difficult repair project within its constricted space that requires the experience of structural restoration contractors to perform the repair work with its structural reinforced design of high strength specified cementitious material to do the work.

What is really the most difficult work in this project is the phasing and sequence of work, especially the electrical repair work that must be coordinated with the tenant's 24/7/365 working schedule operation without interrupting the electrical service to the facility. The tenant has expressed concern that his business demands the high quality of production and intensive government regulation in the aviation industry. Therefore, the electrical shutdowns must exercise coordination and execution in the most careful manner to avoid conflicts within the facility's operation.

It is my recommendation that we must demand to contract the most experienced general contractors to participate in this project since the project itself is extremely sensitive in the area of coordination and phasing.

Should you need additional detailed information to further support my recommendation, I will be available at your earliest convenience.

Thank you very much