

Memorandum



Date: December 1, 2011

To: Jack Osterholt, Interim Director
Sustainability, Planning and Economic Enhancement Department (SPEED)

From: Milton L. Collins, Associate Director *MJC*
Miami-Dade Aviation Department, Minority Affairs Division

Subject: MIA Building 896 (40) Year Recertification
Project No. N165C

RECOMMENDATION:

This is a request for the Review Committee (RC) to approve the attached request for a Community Small Business Enterprise (CSBE) contract measure in order for the Department to proceed with the advertising for the **Miami International Airport Building 896 (40) Year Recertification, Project No. N165C**. The Minority Affairs Division staff and the Sustainability, Planning and Economic Enhancement Department (SPEED) formerly (SBD) staff have evaluated the subject project and recommends a **21% CSBE Goal** as the contract measure based on the availability of Subcontractors as per Ordinance 97-52, to perform the Scope of Services below, also attached is MDAD's Contract Measure Analysis Worksheet findings and other supporting documents. The Community Workforce Program breakdown is also attached.

The Term of this contract will be Four-Hundred and Fifty (450) Calendar Days. The estimated amount for this contract is \$2,970,075.00.

BACKGROUND:

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 other 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.

If any additional information is needed, please call me at (305) 876-7221, or C. Corrales at (305) 876-7991.

Attachments

cc: P. Hernandez
A. Bao-Garciga
R. Rodriguez
L. Johnson, SPEED
K. Duncombe, SPEED
I. Quintana, SPEED
C. Corrales
Project File

REVISED MDAD's CONTRACT MEASURES AND ANALYSIS WORKSHEET

To: Jack Osterholt, Interim Director
Sustainability, Planning and Economic Enhancement Department (SPEED)

From: Milton L. Collins, Associate Director
Minority Affairs Division
Miami-Dade Aviation Department



PROJECT/CONTRACT TITLE: MIA Building 896 (40) Year Recertification

PROJECT NUMBER: N165C

DEPARTMENT: Aviation

ESTIMATED PROJECT COST: \$2,970,075.00

FUNDING SOURCE: Improvement Fund

DESCRIPTION OF PROJECT:

The Engineering and Architectural Firm HNTB has inspected the Building 896 at MIA 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.

CONTRACT MEASURES RECOMMENDATION:

21% CSBE Goal

REASONS FOR RECOMMENDATION:

Analysis of the factors contained in Ordinance 97-52, indicate that a CSBE Goal is appropriate for this project.



MIA Building 896 40 Year Certification Cost Estimate

Project No. N-165C

12/4/2010

Item No.	Item Description	Unit	Estimated Quantity	Unit Cost	Item Cost	Total Division Cost
Division 1 - General Requirements						\$157,000.00
1	Cleaning	LS.	1	\$15,000.00	\$15,000.00	
2	Temporary Office Trailer (6 Months)	Ea.	6	\$150.00	\$900.00	
3	Dumpsters	Ea.	50	\$350.00	\$17,500.00	
4	Temporary Toilet Facilities (6 Months)	Ea.	6	\$100.00	\$600.00	
5	Temporary Signs / Fencing	Ea.	60	\$500.00	\$30,000.00	
6	Security Identification Badging	LS.	1	\$15,000.00	\$15,000.00	
7	Project Supervision (26 Weeks)	Ea.	26	\$3,000.00	\$78,000.00	
Division 2 - Site Work / Demolition						\$127,500.00
1	Demolition Exterior Metal Trellis	LS.	1	\$2,500.00	\$2,500.00	
2	Demolition of Existing Floor/Walls/Ceiling/Doors	SF	50,000	\$2.50	\$125,000.00	
Division 3 - Concrete						\$632,500.00
1	Concrete Slab Repairs	SF	6,500	\$95.00	\$617,500.00	
2	Concrete Block Repair	LS	1	\$15,000.00	\$15,000.00	
Division 4 - Masonry						\$5,000.00
1	Block up opening with CMU	LS	1	\$5,000.00	\$5,000.00	
Division 5 - Metals						\$42,500.00
1	Bollards Concrete Filled	Ea.	30	\$500.00	\$15,000.00	
2	Roof Stairs and Bridge Repair	Ea.	3	\$5,000.00	\$15,000.00	
3	Steel Beam Repair	Ea.	1	\$5,000.00	\$5,000.00	
4	Metal Decking Repair/Replacement	SF	1,500	\$5.00	\$7,500.00	
Division 7 - Thermal and Moisture Protection						\$222,500.00
1	Roof Metal Panels Repairs	LS	1	\$5,000.00	\$5,000.00	
2	Single Ply Roofing Removal and Replacement	SF	10,000	\$17.00	\$170,000.00	
3	Fire Caulking	LS	1	\$5,000.00	\$5,000.00	
4	Sealant	LS	1	\$5,000.00	\$5,000.00	
5	Sprayed Fire Proofing	SF	5,000	\$7.50	\$37,500.00	
Division 8 - Doors and Windows						\$15,000.00
1	Hollow Metal Doors and Frames 3'-0" x 7'-0"	Ea.	4	\$2,500.00	\$10,000.00	
2	Hollow Metal Doors and Frames (2)2'-6" x 7'-0"	Ea.	1	\$5,000.00	\$5,000.00	
Division 9 - Finishes						\$56,000.00
1	Smoke Partition 1st Floor	SF	900	\$15.00	\$13,500.00	
2	1 Hour Partition 1st Floor	SF	1,000	\$15.00	\$15,000.00	
3	New Partition at 2nd Floor	SF	500	\$5.00	\$2,500.00	
4	Painting	LS	1	\$25,000.00	\$25,000.00	
Division 15 - Mechanical						\$18,500.00
1	2nd Floor Toilet Room Demolition (Plumbing)	Ea.	1	\$5,000.00	\$15,000.00	
2	Re-Installation of Exhaust Fans/Goose Necks at Roof	Ea.	7	\$500.00	\$3,500.00	
Division 16 - Electrical						\$4,003,000.00
1	Fusible Link @ Existing Metal Curiofine Doors	Ea.	3	\$1,500.00	\$3,000.00	
2	Fire Alarm System (175 Devices)	Ea.	175	\$1,000.00	\$175,000.00	
3	New Lighting Fixtures	Ea.	200	\$500.00	\$100,000.00	
4	General Electrical	SF	150,000	\$3.00	\$450,000.00	
5	New Switchgear and Transformer	LS	1	\$275,000.00	\$275,000.00	
Sub Total						\$2,279,500.00
General Conditions / Overhead and Profit @ 15%						\$341,925.00
Sub Total						\$2,621,425.00
Bonds and Insurance 3%						\$78,643.00
Sub Total						\$2,700,068.00
Contingency for Construction @ 10%						\$270,007.00
Total Budget Estimate						\$2,970,075.00
1	Removal of PCB Fluid and Transformer Allowance (Not in scope of work)					\$100,000.00

MDAD CONTRACT MEASURES ANALYSIS WORKSHEET

MIA Building 896 (40) Year Recertification

Project No. N165C

ANALYSIS FOR RECOMMENDATION OF A CSBE GOAL

<u>Division</u>	<u>Sub Trade</u>	<u>Estimated Cost</u>	<u>CSBE Availability</u>
<u>No.</u>			
3	Concrete		
	Concrete Slab Repairs	\$ 617,500.00	3
	Concrete Block Repair	\$ 15,000.00	3
4	Masonry		
	Block Up Opening with CMU	\$ 5,000.00	3
8	Doors and Windows		
	Hollow Metal Doors and Frames 3'-0' x 7'-0	\$ 10,000.00	3
	Hollow Metal Doors and Frames (2) 2'-6'x 7'-0'	\$ 5,000.00	3
9	Finishes		
	Smoke Partition 1 st Floor	\$ 13,500.00	3
	1 Hour Partition 1 st Floor	\$ 15,000.00	3
	New Partition at 2 nd Floor	\$ 2,500.00	3
	Painting	\$ 25,000.00	3
16	Electrical		
	Fusible Link @Existing Metal Guillotine Doors	\$ 3,000.00	3
	Fire Alarm System (175 Devices)	\$ 175,000.00	3
	New Lighting Fixtures	\$ 100,000.00	3
	General Electrical	\$ 450,000.00	3
	New Swithgear and Transformer	\$ 275,000.00	3
EST. PROJECT COST: \$2,970,075.00		TOTAL: \$1,711,500.00	TOTAL: 21%

ATTACHMENT

Project Name: MIA-Building 896 40 year Certification

Project Number: N-165-C

Attachment to Construction Contract/Project Measure Analysis & Recommendation Form

Project Analysis for Goal Recommendation (CWP)

Trade/Skills Required	Est. # of workforce required per trade	Est. # of total days to complete job
Site work/demolition	5 men	50 days
Concrete	4 men	260 daysw
Masonry	3 men	10 days
Miscellaneous Metals	3 men	25 days
Thermo and moisture protection	6 men	30 days
Doors and windows	3 men	10 days
Finishes	3 men	20 days
Mechanical	4 men	15 days
Electrical	6 men	290 days