

Memorandum

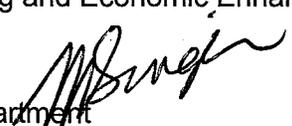


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Date: March 26, 2012

To: Veronica Clark, Assistant to the Director
Sustainability, Planning and Economic Enhancement

From: Miriam Singer, CPPO
Assistant Director
Internal Services Department 

Subject: Notice of Construction Project
Renovation of the Joseph Caleb Center (JCC), new Courthouse Annex/Additions, and
new Parking Garage, Project Nos. W70308/Z00051 GOB ESP

RECOMMENDATION

The Procurement Management Division of Internal Services Department (ISD) is requesting that the subject project be reviewed by your office for Community Small Business Enterprise (CSBE) measures, in order to proceed with the advertisement and subsequent bidding of the construction contract.

BACKGROUND

This project will provide a new two-story branch courthouse and a three-story parking garage for the Joseph Caleb Center. It will also include mechanical / cosmetic renovations to the existing Caleb Community Center Atrium. It is the result of the combined interest and commitment by the County and the Court to restore services to the local community through the development of a flexible, secure, economical and dignified facility. The new two-story, approximately 38,000 square-foot courthouse is intended to provide office space for resident judges, litigation space for both resident and visiting judicial officers, support space for court administration and programs, public service and operational space for an expanded operation for the Clerk of Courts. The facility will provide the public spaces, improved information systems, ADA compliant accommodations and comfortable waiting area arrangements. In addition, a new three-story, 467 space public parking garage will replace the existing 4 acres of surface parking on the site, thus providing greater parking capacity. The garage will serve both the existing Caleb Community Center and new courthouse. To complement the public garage, a small 1,998 sq. foot food service / retail area will be provided, which will serve the building's patrons, as well as the general public, and be directly accessible from the adjoining open air plaza. Environmental and cosmetic improvements are also planned for the existing two-story atrium space, encompassing approximately 18,194 sq. ft., and providing new floor and wall finishes, mechanical systems as well as additional security components. The new design's sensitivity to the adjacent single family residential neighborhood is addressed by a minimum setback of 25 feet maintained on the south and west property lines, and an 84 foot setback to be established to the north. The existing east property line setback will not be altered or affected by this project. The highest elevation of all the newly proposed structures will be at 48 feet 6 inches above grade.

The applicable trades for the construction portion of the project will include, but not be limited to, concrete and masonry; roofing assembly; framing, drywall and finishing; painting; heating, ventilation and air conditioning (HVAC) systems; underground utility systems; asphalt paving including curbs and drainage; landscaping; plumbing system; electrical/electronic systems; and fire protection system. The

County requires that the selected General Contractor must 1) demonstrate experience as prime Contractor responsible for construction of one (1) courthouse-type facility of comparable size and complexity within the past ten (10) years; 2) as prime Contractor experience for one (1) parking garage facility of comparable size and complexity within the past ten (10) years; and 3) must be a LEED®AP or have a LEED®AP Consultant on staff during the entire construction phase, who can demonstrate experience as the primary LEED Coordinator in the construction of at least one (1) completed, Silver LEED-certified facility, or one (1) facility under construction, which is registered with the United States Green Building Council (USGBC) to pursue Silver LEED Certification. **ISD recommends that a 21% CSBE goal be established for this contract.**

For further details, please see Departmental Input Construction Contract/Project Measure Analysis and Recommendation (attached). If additional information is required, please contact me directly at (305) 375-3965.

cc: Lester Sola, Director, ISD
Jack Osterholt, Director, SPEED
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Laurie Johnson, SPEED
Kelly Duncombe, SPEED
Ileana Quintana, SPEED
Project File

DEPARTMENT INPUT
CONSTRUCTION CONTRACT/PROJECT MEASURE ANALYSIS AND RECOMMENDATION

Check applicable Ordinance(s): 90-143 Responsible Wage and Benefits 03-237 (formerly 03-1)
 Community Workforce Program

PROJECT INFORMATION See attachment

Contract/Project*Work Order No.: W70308/Z00051 GOB ESP

*Reference corresponding project number when submitting a work order

Contract/Project Title: Renovation of the Joseph Caleb Center (JCC), new Courthouse Annex/Additions, and new Parking Garage

Description/Scope of Work: This project will provide a new two-story branch courthouse and a three-story parking garage for the Joseph Caleb Center. It will also include mechanical / cosmetic renovations to the existing Caleb Community Center Atrium. It is the result of the combined interest and commitment by the County and the Court to restore services to the local community through the development of a flexible, secure, economical and dignified facility. The new two-story, approximately 38,000 square-foot courthouse is intended to provide office space for resident judges, litigation space for both resident and visiting judicial officers, support space for court administration and programs, and public service and operational space for an expanded Clerk of Courts operation. Above all, the facility will provide the public appropriately sized public spaces, improved information systems, ADA compliant accommodations and comfortable waiting arrangements. In addition, a new three-story, 467 space public parking garage will replace the existing 4 acres of surface parking on the site, thus providing greater parking capacity. The garage will serve both the existing Caleb Community Center and new courthouse. Construction of the courthouse and the garage will take place simultaneously or in phases, at the discretion of Miami-Dade County. A minimum building setback of 25 feet will be maintained on the south and west property lines and an 84 foot setback will be established to the north. The existing east property line setback will not be altered or affected by this project. The highest elevation of all the newly proposed structures will be at 48 feet 6 inches above grade.

Estimated Cost: \$17,690,000

Funding Source: CPE314JACCRN, CPF231GS1487

Location of Project: 5400 NW 22nd Avenue, Miami, FL 33142

PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CWP) See attachment

Architect or Engineer/Department or Agency's estimated required workforce for Project Work Order :

Trade/Skills Required	Est. # of workforce required per trade	Est. # of total days to complete job
01. General Requirements	6	120
02. Site Construction	22	120
03. Concrete	16	100
04. Masonry and Stone	5	120
05. Metal	2	60
06. Wood and Plastic	1	60
07. Thermal and Moisture Protection	4	90
08. Doors and Windows	4	90
09. Finishes	17	120
10. Specialties	1	60
11. Equipment	1	60
12. Furnishings	1	20
13. Special Construction	N/A	0
14. Conveying Systems	N/A	0
15. Mechanical	10	90
16. Electrical	8	90

Comments: N/A

PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CSBE) See attachment

Sub-Trade	Estimated Cost	% of Item to Base Bid	Availability
01. General Requirements	\$1,770,000	10.0%	
02. Site Construction			
02.01 Earthwork	\$406,000	2.3%	
02.02 Paving & Drainage	\$336,000	1.9%	
02.03 Site Utilities	\$158,000	0.9%	
02.04 Landscaping/Irrigation	\$304,000	1.7%	
03. Concrete	\$4,860,000	27.5%	
04. Masonry and Stone	\$288,000	1.6%	
05. Metal	\$812,000	4.6%	
06. Wood and Plastic	\$352,000	2.0%	
07. Thermal and Moisture Protection	\$662,000	3.7%	
08. Doors and Windows	\$406,000	2.3%	
09. Finishes			
09.01 Metal Framing/Gypsum Board	\$600,000	3.4%	
09.02 Stucco/Cladding	\$300,000	1.7%	
09.03 Tile	\$466,000	2.6%	
09.04 Painting	\$200,000	1.1%	
09.05 Acoustical Treatments	\$120,000	0.7%	
10. Specialties			
10.01 Louvers/Signage/Toilet Accessories	\$276,000	1.6%	
11. Equipment	\$352,000	2.0%	
12. Furnishings	\$380,000	2.1%	
13. Special Construction	N/A	N/A	
14. Conveying Systems	N/A	N/A	
15. Mechanical			
15.01 Plumbing	\$514,000	2.9%	
15.02 Fire Protection	\$928,000	5.2%	
15.03 Heating/Ventilating/Air-Conditioning	\$1,000,000	5.7%	
16. Electrical	\$2,200,000	12.4%	
TOTAL CONSTRUCTION COST	\$17,690,000	100%	

RECOMMENDATION

Set-Aside: Level 1 Level 2 Level 3 Trade Set-Aside Sub-Contractor Goal Workforce Goal No Measure

Basis for Recommendation: ISD recommends that an 21% CSBE goal be established to this contract.

Date submitted to SBD/SPEE: March 8, 2012
 Contact Person: Lillian D. Garcia, CAS, ISD
 Telephone No.: 305-375-3913