

Memorandum



Date: January 7, 2013

To: Mario Goderich, Assistant Director, Business Affairs
Regulatory and Economic Resources,
Small Business Development

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

A handwritten signature in black ink, appearing to read "MLC", is written over the name Milton L. Collins in the "From:" field.

Subject: EL Dorado Furniture Corporation
Lease No. C-7545
Building 2082 - Improvement Project at Miami International Airport
MCC-TAC-R Project S-104-A

RECOMMENDATION:

This is a request for the Small Business Development (SBD) to approve the attached Community Small Business Enterprise Program (CSBE) Contract Measure(s) in order for the Department to proceed with approval of measures for the **EL Dorado Furniture Corporation, Building 2082 Improvement Project at Miami International Airport, MCC-TAC-R Project No. S-104-A**. In order to commit to the long term agreement, EL Dorado requested and MDAD granted authority for EL Dorado to make improvements to the Premises.

EL Dorado Furniture Corporation is a Lessee at Miami International Airport Lease No. C-634. A new Lease No. C-7545 has been negotiated for a ten (10) year fixed term plus two (2) additional five (5) year extension options.

The Minority Affairs Division staff has evaluated the subject project and recommends **an 8% CSBE Goal** as the Contract Measure. Also attached are MDAD's Contract Measure Analysis Worksheet and other supporting documents.

There will be no CWP measures as there is no anticipation of this work taking place longer than thirty (30) days. If there are unforeseen circumstances that the work will be longer than thirty days, SBD will be contacted and notified at that time.

BACKGROUND/SCOPE OF SERVICES/REQUIREMENTS:

The improvements are to make the premises suitable for EL Dorado's retail furnishing operations. EL Dorado is a long-term non-aviation tenant in good standing. The improvement(s) will add value to the property. MDAD and EL Dorado mutually agreed that EL Dorado will perform the improvement(s) and MDAD will provide EL Dorado rent credit for the costs expended as approved by MDAD after review. EL Dorado's Premises (BLDG. 2082) is located within MIA, at the corner of N.W. 72nd Avenue and N.W. 12th Street, (1201 N.W. 72nd Avenue, Miami, Florida 33126). MDAD seeks review of the bid proposals and a determination of fair and reasonable costs of construction. EL Dorado seeks review and approvals for its MCC TAC-R (Tenant Airport Construction - Reimbursable).

EL Dorado has retained Stiles Construction as its Master Contractor. There are three (3) bids submitted for each trade for repairs and/or replacement with detailed scopes of work. Preliminary plans and scope of work is included in this project.

The estimated probable cost of the tenant airport "Reimbursable Tenant Project MCC TAC-R is \$375,969.00. The improvements are undertaken under authority of EL DORADO's MIA Lease C-7545 with MDAD.

Stiles Construction has solicited (3) bids in each trade for repairs and/or replacement of the following scopes of work. This proposal is limited to these scope items unless otherwise clarified herein.

- New $\frac{3}{4}$ " asphalt overlay for the parking lot including sidewalk repairs, new wheel stops, striping and signage.
- Removal and replacement of the existing roof system.
- Removal and replacement of existing HVAC equipment.

All work is assumed to be performed during normal working hours from Monday to Friday, 7:00 a.m. – 3:00 p.m. All work is predicated upon being completed as "repairs" to the facility. Permit fees associated with these "repairs" shall be reimbursed at cost and are not included in this proposal. Note: if it is determined by the airport authority or the County that signed and sealed plans must be submitted for permit, Stiles reserves the right to re-price all of this work. This proposal includes Stiles full time supervision for the duration of the repairs. Total duration is assumed to be eight (8) weeks. Remove and replace 160 square feet of concrete sidewalks. This includes grinding of three (3) each Black Olive root systems that have uplifted the existing asphalt. Reset existing meter box that is depressed. This includes replacement if necessary. Clean existing trench drain at the loading dock and check pump system. (See Below Items Not Included In Proposal). Provide new $\frac{3}{4}$ " asphalt overlay. Total 3,410 sqyds. Remove and replace existing concrete wheel stops. Provide new striping and signage. An Allowance is included to remove and replace any damaged hedges and/or groundcover surrounding the existing HVAC units on grade. (See Below Allowances Included In Proposal). New Carlisle Sureweld 135mil Single Ply TPO Roof system including a twenty (20) year NDL warranty. This also includes replacement of damaged roof nailers as needed. (See Below Alternates To Proposal). Provide sixteen (16) each stainless steel collector boxes and downspouts. Downspouts to surface drain to concrete splash blocks. Remove and replace four (4) each ground mounted twenty (20) ton commercial split systems to service the Showroom as well as one (1) 12.5 ton rooftop mounted commercial split system to service the Office and entry. Assumes the re-use of one (1) existing rooftop support stand. This includes new outside air requirements with CO2 sensors, which we believe will be required by the inspector at the time of final inspection. (See Below Alternates To Proposal). An allowance is included to remove and reinstall existing Owner equipment and/or electrical items that may be fastened to the roofdeck. (See Below Allowances Included In Proposal). An Allowance is included to disconnect and re-feed electrical service to all HVAC equipment as needed. This includes replacement of damaged disconnects required for various units. (See Below Allowances Included In Proposal).

ITEMS NOT INCLUDED IN PROPOSAL:

- Permit fees, if applicable. To be reimbursed at cost.
- Any City, County or Federal prevailing wages, if required.
- Builders Risk insurance coverage and/or payment of deductibles in the event of a loss. (Procured and paid directly by the Owner)
- General Contractor's Payment and Performance Bond.
- Site Security.
- Replacement of the existing pump at the trench drain, if required.

ITEMS NOT INCLUDED IN PROPOSAL(continued):

- Repairs and/or replacement of existing concrete pads for mechanical equipment, if required.
- Any work related to the fire alarm system, if required.

ALLOWANCES INCLUDED IN PROPOSAL:

All allowances include material, freight, installation and tax, unless noted otherwise. Allowances do not include contractor's General Conditions, Overhead, Profit, Insurances or Bond (if required). Owner to receive credit for actual costs incurred versus allowance, or pay the additional costs versus the allowance, plus contractor's General Conditions, Overhead, Profit, Insurances and Bond (if required).

- Landscape Repairs.
- Remove and reinstallation of existing equipment and/or electrical items fastened to the roofdeck.
- Electrical service and repairs associated with new HVAC equipment.

ALTERNATES TO PROPOSAL:

- Furnish and install 3" polyiso rigid insulation to provide an average R-19 insulation at the roofdeck. This includes a reduction of the HVAC tonnage from 92.5 tons to 72 tons.

If additional technical information is needed, the User Department contact person is John Brador, Aviation Property Manager at (305) 876-0368, for any other questions, contact C. Corrales of my staff at (305) 876-7991.

Attachments (5)

cc: V. Clark, SBD
K. Duncombe, SBD
L. Johnson, SBD
G. Owens, MDAD
J. Brador, MDAD
C. Corrales, MDAD
Project File

MDAD's CONTRACT MEASURES AND ANALYSIS WORKSHEET

To: Mario Godridge, Assistant Director, Business Affairs
Department of Regulatory and Economic Resources,
Small Business Development

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



PROJECT/CONTRACT TITLE: El Dorado Furniture Corporation

PROJECT NUMBER: MCC-TAC-R Project No. S-104-A
(Lease No. C-7545)

DEPARTMENT: Aviation

ESTIMATED PROJECT COST: \$375,969.00

FUNDING SOURCE: Tenant Funds (TAC-R)
Tenant Airport Construction Reimbursable

DESCRIPTION OF PROJECT:

EL Dorado requested and MDAD granted authority for EL Dorado to make improvements to EL Dorado's Premises (BLDG. 2082) which is located within MIA, at the corner of N.W. 72nd Avenue and N.W. 12th Street, (1201 N.W. 72nd Avenue, Miami, Florida 33126). The improvements are to make the premises suitable for EL Dorado's retail furnishing operations. EL Dorado is a long-term non-aviation tenant in good standing. The improvement(s) will add value to the property. MDAD and EL Dorado mutually agreed that EL Dorado will perform the improvement(s) and MDAD will provide EL Dorado rent credit for the costs expended as approved by MDAD after review.

CONTRACT MEASURES RECOMMENDATION:

8% CSBE Goal

MDAD's CONTRACT MEASURES AND ANALYSIS WORKSHEET

El Dorado Furniture Corporation

Project No. S-104-A

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REASONS FOR RECOMMENDATION:

Analysis of the factors contained in Implementing Order No. 3-22, indicate that a 8% CSBE Goal is appropriate for this project.

ANALYSIS FOR RECOMMENDATION OF A CSBE GOAL

<u>Sub Trade</u>	<u>Estimated Cost</u>	<u>% of Items to Base Bid</u>	<u>CSBE Availability</u>
Roofing	\$158,682.00	4%	3
HVAC	\$ 99,000.00	4%	3
TOTAL: <u>\$257,682.00</u>		Contract Measure <u>8%</u>	

El Dorado Furniture
Proposed Repairs at 1201 NW 72nd Avenue
November 13, 2012

EL DORADO
A different kind of furniture store .

 **STILES**
Invest-Build-Manage

Item Description	Totals
General Conditions	\$ 40,909
Sitework	\$ 37,625
Landscaping Repair - Allowance	\$ 1,000
Roofing	\$ 158,682
R/R Owner Equipment at Roofdeck - Allowance	\$ 1,000
HVAC	\$ 99,000
Electrical - Allowance	\$ 6,955
Subtotal	\$ 345,171
General Insurances	\$ 4,568
Overhead & Fee	\$ 26,230
Project Construction Total	\$ 375,969

Project Name: El Dorado - 72 Avenue
 PCM Name: Ken Miggins
 Date: Tuesday, November 13, 2012

Subcontractor: Bid Comparison Matrix



ROOFING

ADD BOND RATE AT BOTTOM OF COLUMN IN YELLOW CELL

Advanced Roofing		Best Roofing		Latite Roofing	
Clint Sockmart		Frank		Fred Price	
954-522-6868	954-522-6880	954-522-6880	954-522-6880	954-772-3446	954-772-3446

Working total	\$ 158,682	Working total	\$ 161,320	Working total	\$ 181,800
CHECK	\$ 158,682	CHECK	\$ 161,320	CHECK	\$ 181,800
DBL CHECK	\$ 158,682	DBL CHECK	\$ 161,320	DBL CHECK	\$ 181,800

PCW CITY	Description	Bidding other GCs?		Bidding other GCs?		Bidding other GCs?	
		Yes/Included/Qty	Value	Yes/Included/Qty	Value	Yes/Included/Qty	Value
	BASE BID		see below		SEE BELOW		SEE BELOW
	R/R ROOFING (ROOF A)	CARLISLE	\$ 139,523		\$ 142,236	CARLISLE	\$ 209,500
	R/R ROOFING (ROOF B)		INCL		INCL		INCL
	20 YR. NDL		INCL		\$ 3,500		INCL
	REPLACEMENT ROOF NAILERS		INCL		INCL		INCL
	LEADERHEADS AND DOWNSPOUTS	16 EA. STAINLESS	\$ 16,000		\$ 12,000	GALVANIZED	INCL
	RIGID INSULATION		SEE ALTERNATES		SEE ALTERNATES	2" = R12.1	INCL
	- INSULATION ADJUSTMENT		N/A		N/A		SEE ALTERNATES
	CONCRETE SPLASH BLOCKS	16 EA.	\$ 1,200	16 EA.	\$ 1,200	16 EA.	\$ (32,500)
							\$ 1,200
	Subtotal	TOTAL	\$ 158,682	TOTAL	\$ 161,320	TOTAL	\$ 181,800
	Bond	1.25%	\$ 1,959	1.50%	\$ 2,384	2.02%	\$ 3,600
	Trade Summary Required		YES		YES		YES
	Trade Summary Evaluated		YES		YES		YES
	Equipment Included?		YES		YES		YES
	Trash removal to dumpster?		YES		YES		YES
	Subtotal		\$ 158,682		\$ 161,320		\$ 181,800
	Bond Rate / Cost	1.00%	ABOVE	0.00%	ABOVE	2.50%	ABOVE
	**Working Total Bdf (w/ Bond)		\$ 158,682		\$ 161,320		\$ 181,800
		100% Scoped?	Yes	100% Scoped?	Yes	100% Scoped?	Yes

Project Name: **El Dorado - 72 AVENUE**
 PCM Name: Ken Miggins
 Date: Tuesday, November 13, 2012
 Subcontractor Bid Comparison Matrix



A. A Advance Air		CMS Mechanical		Brighton Air Conditioning	
Doug Cady		Steve Lowery		Pat Sullivan Jr.	
954-971-5801	321-768-8182	Fax	954-977-5095	Fax	

Working total	\$ 105,955	Working total	\$ 117,126	Working total	\$ 119,014
CHECK	\$ 105,955	CHECK	\$ 117,126	CHECK	\$ 119,014
DBL CHECK	\$ 105,955	DBL CHECK	\$ 117,126	DBL CHECK	\$ 119,014

HVAC

ADD BOND RATE AT BOTTOM OF COLUMN IN YELLOW CELL

PCM QTY	Description	Bidding other GCs? Yes/Included/Qty	Value	Bidding other GCs? Yes/Included/Qty	Value	Bidding other GCs? Yes/Included/Qty	Value
	BASE BID	SEE BELOW		SEE BELOW		SEE BELOW	
	20 TON UNITS -4 EA	\$ 99,000		\$ 108,440		\$ 110,300	
	12.5 TON UNIT -1 EA	INCL		INCL		INCL	
	TEST AND BALANCE	INCL		INCL		INCL	
	ELECTRICAL - ALLOWANCE	ALLOW \$ 6,955		ALLOW \$ 6,955		ALLOW \$ 6,955	
	Subtotal						
	Bond	0.00%	\$ -	1.50%	\$ 1,731	1.50%	\$ 1,758
	Subtotal	TOTAL	\$ 105,955	TOTAL	\$ 117,126	TOTAL	\$ 119,014
	Trade Summary Returned	YES		YES		YES	
	Trade Summary Evaluated	YES		YES		YES	
	Equipment Included?	YES		YES		YES	
	Trash removal to dumpster?	YES		YES		YES	
	Subtotal		\$ 105,955		\$ 117,126		\$ 119,014
	Bond Rate / Cost	1.00%	ABOVE	0.00%	ABOVE	0.00%	ABOVE
	"WorkRate" Total Bid (w/ Bond)	\$ 105,955		\$ 117,126		\$ 119,014	
		100% Scoped?	Yes	100% Scoped?	Yes	100% Scoped?	Yes