

# Memorandum



**Date:** November 25, 2013

**To:** Veronica Clark, Assistant to the Director  
Small Business Development Division  
Internal Services Department

**From:**   
Tara C. Smith, Acting Director  
Design and Construction Services Division  
Internal Services Department

**Subject:** Notice of Construction Contract – Request for Community Small Business Enterprise (CSBE) and Community Workforce Program (CWP) contract measures for the Animal Services Shelter, ISD Project No. Z000108-PG GOB ESP

## RECOMMENDATION

The Design and Construction Services Division of the Internal Services Department (ISD) is requesting that the subject project be reviewed by your office for CSBE and CWP measures in order to proceed with the advertisement and subsequent bidding of the construction contract.

## BACKGROUND

This project will provide extensive renovation services as required to retrofit an existing tile warehouse and distribution center, into the new site for the Animal Services Shelter and multi-purpose facility. The new facility will provide a total of 418 adoption cages, an increase of more than 25% capacity in canine and feline adoption cages over the existing facility in Medley, Florida. The new Shelter will also provide a state-of-the-art Public Clinic and operating rooms, as well as an in-house clinic and operating room to address the new feline "Spay & Release" County initiative program. In addition, the new Shelter will offer outdoor canine walk areas, as well as additional storage, by creating a mezzanine space. The new Shelter will provide 173 surface parking spaces for staff and public use. This project will provide limited, yet much needed, roadway improvements along a portion of NW 78<sup>th</sup> Avenue.

The applicable trades for the construction portion of the project will include, but not be limited to, 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 demonstrate experience as prime Contractor responsible for renovations of one (1) building structure of comparable size and complexity to the referenced project. **ISD recommends a 30% 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) 375-3956.

cc: Lester Sola, Director, ISD  
Miriam Singer, CPPO, Assistant Director, ISD  
Humberto J. Contreras, Manager, ISD  
Fernando V. Ponassi, MA Arch., LEED®AP, Manager, ISD  
Laurie Johnson, SBD, ISD  
Kelly Duncombe, SBD, ISD  
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.:** Z000108-PG GOB ESP

\*Reference corresponding project number when submitting a work order

**Contract/Project Title:** Animal Services Multi-Purpose Facility

**Description/Scope of Work:** This project will provide extensive renovation services as required to retrofit an existing tile warehouse and distribution center, into the new site for the Animal Services Shelter and multi-purpose facility. The new facility will provide a total of 418 adoption cages, an increase of more than 25% capacity in canine and feline adoption cages over the existing facility in Medley, Florida. The new Shelter will also provide a state-of-the-art Public Clinic and operating rooms, as well as an in-house clinic and operating room to address the new feline "Spay & Release" County initiative program. In addition, the new Shelter will offer outdoor canine walk areas, as well as additional storage, by creating a mezzanine space. The new Shelter will provide 173 surface parking spaces for staff and public use. This project will provide limited, yet much needed, roadway improvements along a portion of NW 78<sup>th</sup> Avenue.

**Estimated Cost:** \$13,385,000

**Funding Source:** CPF172AD1406

**Location of Project:** 3651 NW 79<sup>th</sup> Avenue, City of Doral, FL

**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	12	60
02. Site Construction	3	60
03. Concrete	8	10
04. Masonry and Stone	8	10
05. Metal	14	90
06. Wood and Plastic	5	120
07. Thermal and Moisture Protection	8	180
08. Doors and Windows	8	120
09. Finishes	6	60
10. Specialties	6	60
11. Equipment	8	240
12. Furnishings	4	10
13. Special Construction	8	60
14. Conveying Systems	4	60
15. Mechanical	16	280
16. Electrical	12	240

Comments: N/A

**PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CSBE) See attachment**

Sub-Trade	Estimated Cost	% of Item to Base Bid	Availability
01. General Requirements	\$250,000	1.8%	
02. Site Construction			
02.01 Earthwork	\$75,000	0.5%	
02.02 Paving & Drainage	\$125,000	0.9%	
02.03 Site Utilities	\$600,000	4.5%	
02.04 Landscaping/Irrigation	\$245,000	1.8%	
03. Concrete	\$200,000	1.5%	
04. Masonry and Stone	\$125,000	0.9%	
05. Metal	\$900,000	6.7%	
<b>06. Wood and Plastic</b>	<b>\$2,500,000</b>	<b>18.8%</b>	
07. Thermal and Moisture Protection	\$900,000	6.7%	
08. Doors and Windows	\$750,000	5.6%	
09. Finishes			
<b>09.01 Metal Framing/Gypsum Board</b>	<b>\$1,500,000</b>	<b>11.2%</b>	
09.02 Stucco/Cladding	N/A	N/A	
09.03 Tile	\$50,000	0.4%	
09.04 Painting	\$295,000	2.2%	
10. Specialties			
10.01 Signage/Toilet Accessories/Awnings/Flagpoles/Raised Flooring	\$355,000	2.7%	
11. Equipment	\$900,000	6.7%	
12. Furnishings	\$600,000	4.5%	
13. Special Construction	\$750,000	5.6%	
14. Conveying Systems	\$140,000	1.0%	
15. Mechanical			
15.01 Plumbing	\$900,000	6.7%	
15.02 Fire Protection	\$270,000	2.0%	
15.03 Heating/Ventilating/Air-Conditioning	\$750,000	5.6%	
16. Electrical	\$205,000	1.5%	
<b>TOTAL CONSTRUCTION COST</b>	<b>\$13,385,000</b>	<b>100%</b>	

**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 a 30% CSBE goal be established to this contract.**

Date submitted to SBD/ISD: September 14, 2013  
 Contact Person: Humberto J. Contreras, Manager, ISD  
 Telephone No.: 305-375-3956