MEMORANDUM

MIAMI-DADE COUNTY

Date: December 2, 2008

Agenda Item No. 8M(3)a

To: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

From: George M. Burgess, County Manager

Subject: Contract Award Recommendation for Southridge Park - Stadium Bleachers, Phase II - Project No: DB07-PARK-01 GOB; Contract No: 600603-02-001, to **NAC Construction, Inc.**

Recommendation

This Recommendation for Award for Design-Build contract number 600603-02-001 between **NAC Construction, Inc.** and Miami-Dade County has been prepared by the Park and Recreation Department and is recommended for approval.

Delegation of Authority - The authority of the County Mayor or County Mayor's designee to execute and implement this contract is consistent with those authorities granted under the Code of Miami-Dade County. Additional delegation of authorities requested for this contract are as follows:

No additional delegation of authority is requested for this contract.

Scope

PROJECT NAME: Southridge Park - Stadium Bleachers, Phase II

PROJECT NO: DB07-PARK-01 GOB

CONTRACT NO: 600603-02-001

PROJECT DESCRIPTION: To establish a contract for a Design-Build project where the successful firm will:

1. Design - Develop construction documents and obtain building permits based on the design criteria drawings provided.

2. Build - Construction components consists of a field building (restroom, ticketing, concessions and storage), stadium bleachers, parking, landscaping, walkways, lighting and fencing.

PROJECT LOCATION: 19355 SW 114 Avenue, Miami, FL 33157

PROJECT SITES:

LOCATION	DIST	ESTIMATE	T-S-R
#70380- 19355 SW 114 AVE 33157	9	$2,680,744.50	56-06-40

PRIMARY COMMISSION DISTRICT: District 9 Dennis C. Moss

APPROVAL PATH: Board of County Commissioners

USING DEPARTMENT: Park and Recreation Department

MANAGING DEPARTMENT: Park and Recreation Department

Fiscal Impact / Funding Source

OPERATIONS COST IMPACT/FUNDING: $60,000 Annual (2008-09 Dollars) / General Fund (See Attachment 4)

MAINTENANCE COST IMPACT/FUNDING: $20,000 Annual (2008-09 Dollars) / General Fund (See Attachment 4)

LIFE EXPECTANCY OF ASSET: Field House - 40 years, Bleachers - 25 years, Parking Lot – 20 years (See Attachment 4A for details)

FUNDING SOURCES:

SOURCE	AMOUNT
Safe Neighborhood Park Bond	$226,000.00
General Obligation Bond	$2,454,744.50
Total Funding:	$2,680,744.50

PTP FUNDING: No

GOB FUNDING: Yes

GOB PROJECT:

GOB PROJECT / DESCRIPTION	GOB ALLOCATION
35-GOB - Southridge Park	$2,454,744.50

CAPITAL BUDGET PROJECTS:

BUDGET PROJECT / DESCRIPTION	AWARD ESTIMATE
932030-SOUTHRIDGE PARK - BUILDING BETTER COMMUNITIES BOND PROGRAM Book Page: 160 Funding Year: Proposed Capital Budget Book for FY 2008-09, FY 2008-09 Funds	$226,704.50
932030-SOUTHRIDGE PARK - BUILDING BETTER COMMUNITIES BOND PROGRAM Book Page: 160 Funding Year: Proposed Capital Budget Book for FY 2008-09, FY 2009-10 Funds	$2,228,040.00
9348801-SOUTHRIDGE PARK IMPROVEMENTS Book Page: 160 Funding Year: Proposed Capital Budget Book for FY 2008-09, Prior Year Funds	$226,000.00
Project Totals:	$2,680,744.50

PROJECT TECHNICAL CERTIFICATION REQUIREMENTS:

TYPE	CODE	DESCRIPTION
Prime	14.00	ARCHITECTURE
Prime	18.00	ARCHITECTURAL CONSTRUCTION MANAGEMENT
Other	11.00	GENERAL STRUCTURAL ENGINEERING
Other	12.00	GENERAL MECHANICAL ENGINEERING
Other	13.00	GENERAL ELECTRICAL ENGINEERING
Other	16.00	GENERAL CIVIL ENGINEERING
Other	20.00	LANDSCAPE ARCHITECTURE

BID PACKAGES ISSUED: 16

BIDS RECEIVED: 5

AGREEMENT PERIOD: 605 Days.

AGREEMENT CONTINGENCY PERIOD: 61 Days.

IG FEE INCLUDED IN BASE CONTRACT: Yes

ART IN PUBLIC PLACES: Yes

BASE ESTIMATE: $3,165,377.67 Sum of [Build - $3,022,902.08 and Design - $142,475.59]

BASE CONTRACT AMOUNT: $2,498,000.00 Sum of [Build - $2,318,000 and Design - $180,000]

CONTINGENCY ALLOWANCE (SECTION 2-8.1 MIAMI DADE COUNTY CODE):

TYPE	PERCENT	AMOUNT	COMMENT
Design Build	5%	$124,900.00	

ART IN PUBLIC PLACES :	$36,508.50	1.50%	of Base Contract Amount and Contingency for Build portion
ART IN PUBLIC PLACES :	$2,835.00	1.50%	of Base Contract Amount and Contingency for Design
PERMIT FEES :	$17,385.00	0.75%	of Base Contract Amount for Build portion

DESIGN REIMBURSABLES :	$1,116.00	0.62%	of Base Contract Amount for Design portion. These reimbursables are for copies, courier services, and postage.
TOTAL DEDICATED ALLOWANCE:	$57,844.50		
TOTAL AMOUNT:	$2,680,744.50		

Track Record / Monitor

SBD HISTORY OF VIOLATIONS: None (Per Pre-Award verification performed on 7/28/2008)

EXPLANATION: The bid package submittal deadline was 4/2/2008. The Department of Small Business Development (SBD) in its Compliance Review dated 4/25/2008 initially determined that only two of the five Design-Build submittals {Recreational Design & Construction, Inc (RDC) and NAC Construction, Inc (NAC)} were responsive to both the CSBE and CBE participation provisions. Consequently, Art Design & Construction (ADC) and the other bidders were not permitted to make a presentation to the Competitive Selection Committee (CSC) members during the publicly held First & Second Tier Meetings on 4/29/2008 (See Attachment 5). After these meetings, the Office of Capital Improvement (OCI) determined that NAC submitted the lowest base bid and it also had the lowest Adjusted Bid. An Adjusted Bid is the ratio of the Bid Amount to the Total Points that the Design-Builder received for its presentation from the CSC members. (See Attachment 5B).

ADC's package had a correctable defect, which prompted the County Attorney's Office (CAO) to re-examine the bid submittal leading to a revised legal opinion. Therefore, SBD concluded that ADC was CBE responsive in its Final Compliance Review dated 5/8/2008 (See Attachment 6). Subsequently, OCI scheduled another publicly held First & Second-Tier Meetings on 6/11/2008 to allow ADC an opportunity to present; and allowed RDC and NAC the opportunity to re-present to the CSC. Both RDC and NAC opted to rest with their original ranking, so ADC became the sole presenter on 6/11/2008. Following these meetings, OCI determined that NAC remained the lowest responsive bidder as shown on the Second Tier Ranking within the approved Negotiation Authorization memo (See Attachment 5A).

The Design-Build bids ranged from $2,498,000 to $3,089,948 with the calculated Adjusted Bids ranging from $5,314.89 to $6,397.41. NAC submitted the low bid of $2,498,000 and had the lowest calculated Adjusted Bid of $5,314.89. The Design Criteria Professional, R.E. Chisholm Architects, Inc (Chisholm) estimated the base design and construction cost at $3,165,377.67. Chisholm's estimate included the Owner provided concession and scoreboard equipment (FF&E) valued at $207,896.28 with a 15% Overhead and Profit allowance that are not included in this contract. At the Department's request,

Chisholm performed a bid analysis and determined that when the values for FF&E and the O&P allowance are removed, NAC's price appears reasonable and consistent with current market conditions (See Attachment 7).

The Department performed a pre-Award verification on NAC, which shows no awards within the last five years. However, a SBD Firm History Report (See Attachment 9) reflects that NAC was awarded the existing west side bleachers of Southridge Park, Project: Field House and Bleachers, Phase I on 12/10/2001 for $1,314,101.

NAC does not have any evaluations within the CIIS database.

The low bidder was able to comply with all applicable County Ordinances, and regulations. It was determined by SBD and the CAO that all documents were in compliance with the CBE, CSBE and CWP Participation Provisions. See Attachments 1 through 10.

The Department hereby recommends that the Board award this Design Build project to the low bidder, NAC Construction, Inc.

ESTIMATED NOTICE TO PROCEED:	12/15/2008
PRIME CONTRACTOR:	NAC Construction, Inc.
COMPANY PRINCIPAL:	Nestor Castellon – President
COMPANY QUALIFIERS:	Nestor Castellon
COMPANY EMAIL ADDRESS:	None
COMPANY STREET ADDRESS:	9065 S.W. 87th Avenue, Suite 112
COMPANY CITY-STATE-ZIP:	Miami, Florida 33178
YEARS IN BUSINESS:	8.5 years
PREVIOUS EXPERIENCE WITH COUNTY IN THE LAST FIVE YEARS:	According to the Firm History Report as provided by the Department of Small Business Development, NAC Construction, Inc., has not received a contract from any Department in Miami-Dade County in the last five years.
SUBCONTRACTORS AND SUPPLIERS (SECTION 10-34 MIAMI DADE COUNTY CODE):	Design Portion - Architecknics, Inc, Avino & Associates, Inc, Rosenberg & Gardner, Inc, Basulto & Associates, Cankat-Essman, Inc. Build Portion - Caribe Utilities of Florida, Florida Roofing Solutions, Curtis Painting

MINIMUM QUALIFICATIONS EXCEED LEGAL REQUIREMENTS: No

STANDARD PAYMENT AND PERFORMANCE BOND: Yes

REVIEW COMMITTEE: **MEETING DATE:** 5/9/2007 **SIGNOFF DATE:** 5/9/2007

RESPONSIBLE WAGES: Yes

REVIEW COMMITTEE ASSIGNED CONTRACT MEASURES:

TYPE	GOAL	ESTIMATED VALUE	COMMENT
CSBE	20.00%	$524,580.00	Applicable
CBE	25.00%	$ 47,250.00	Applicable
CWP	10.00%	One (1)	

MANDATORY CLEARING HOUSE: Yes

CONTRACT MANAGER NAME/PHONE/EMAIL: Andrew Burgess 305-755-7817 aburges@miamidade.gov

PROJECT MANAGER NAME/PHONE/EMAIL: Ivan Marroquin (305) 755-7858 IvanM@miamidade.gov

Background

BACKGROUND: The purpose of this Design-Build project is to complete the stadium seating areas in accordance with the approved General (Master) Plan to accommodate spectators for athletic events such as football, track & field, soccer and others hosted at Southridge Park. Since the new stadium bleachers would be located on the opposite side of the existing bleacher seating, a field building with additional restrooms, ticketing, concessions area, storage, additional parking, walkways and lighting with landscaping are necessary to provide access for the spectators on the east side.

Honorable Chairman Bruno A. Barreiro
And Members, Board of County Commissioners

BUDGET APPROVAL FUNDS AVAILABLE:	**OSBM DIRECTOR**	9/23/08 **DATE**
APPROVED AS TO LEGAL SUFFICIENCY:	**COUNTY ATTORNEY**	10/10/08 **DATE**
CAPITAL IMPROVEMENTS CONCURRENCE:	**OCI DIRECTOR**	10-16-08 **DATE**
	ASSISTANT COUNTY MANAGER	**DATE**

CLERK DATE _____

DATE

Exhibit D
MIAMI-DADE COUNTY
OCI FORM 6

Price Proposal

PRICE PROPOSAL FOR THE DESIGN/BUILD SERVICES FOR THE SOUTHRIDGE PARK – STADIUM BLEACHERS – PHASE II

The Design-Builder shall state its price for providing services as stated in Request for Design-Build Services (RDBS):

A BASE PRICE PROPOSAL FOR PROFESSIONAL SERVICES..... $ 180,000

A BASE PRICE PROPOSAL FOR CONSTRUCTION ..... $ 2,318,000

TOTAL LUMP SUM PRICE PROPOSAL ..... $ 2,498,000
(FIGURES)

TOTAL LUMP SUM PRICE PROPOSAL TWO MILLION FOUR HUNDRED NINETY EIGHT THOUSAND DOLLARS
(WORDS)

The total negotiated Lump Sum Price shall not exceed the amount indicated above.

The County has established separate reserve funding for contingency and permit fees allowances for dispersal at the Owner's instructions.

WHEN THE DESIGN-BUILDER IS A PARTNERSHIP or JOINT VENTURE
(To be signed by each partner/venture)

ATTEST:

_____
Legal name of Partnership/Joint Venture

Witness:_____

By_____
Signature

Witness:_____

_____
Name and Title

Witness:_____

By_____
Signature

Witness:_____

_____
Name and Title

(Seal)

WHEN THE DESIGN-BUILDER IS A CORPORATION

ATTEST:

Secretary: [signature]
Signature

NAC CONSTRUCTION, INC.
NESTOR CASTELLON
Legal Name

A/E 3/7/05

8

HAC CONSTRUCTION, INC.
NELTON CASTELLO
Legal Name

By: _____ 4-2-08
Signature Date

PRESIDENT
Name and Title

(Corporate Seal)

WHEN THE DESIGN-BUILDER IS A LIMITED LIABILITY COMPANY (LLC)

ATTEST: _____
Legal name of LLC

Witness: _____ By _____ _____
Signature Date

Witness: _____ _____
Name and Title

(Seal)

WHEN THE DESIGN-BUILDER IS AN INDIVIDUAL or SOLE PROPRIETORSHIP or OPERATES UNDER A TRADE MARK

ATTEST:

Witness: _____ By: _____ _____
Signature Date

Witness: _____ _____
Signature Legal Name

(Seal)

The Design-Builder must submit the Price Proposal (one original and one copy) in a separate **sealed** envelope clearly marked on the sealed envelope "**PRICE PROPOSAL**", together with the Design-Builder's name, Project Number and Project Title.

The Design-Builder's price shall be submitted on this **Form 6 "Price Proposal"**, and in the manner stated herein, without exception or any qualification; there is no exception allowed to this requirement.

Design-Builder: _____

Authorized Signature: _____

Print Name & Title _____

Federal Employer Identification Number: _____

Address: _____

City/State/Zip: _____

Telephone: (____)_____

ATTACHMENT 2

SOUTHRIDGE PARK
STADIUM BLEACHERS, PH 2, FIELD HOUSE (RESTROOM STORAGE, TICKETING, AND CONCESSIONS) AND PARKING WITH LIGHTING
PROJECT NO:
600603-02-001
GOB
SITE 35-70380
AWARDED TO
NAC CONSTRUCTION, INC.

CONTRACT AWARD	AMOUNT	CONTRACT AWARD BREAKDOWN	TOTAL DISTRIBUTION	SNP05 2007-08 INDEX CODE CPE357935179 $ AMOUNT	WO #	GOB SERIES "C" SITE: 35-70380 2008-09 INDEX CODE TBD $ AMOUNT	WO #	GOB SERIES "C" SITE: 35-70380 2009-10 INDEX CODE TBD $ AMOUNT	WO #	GOB SERIES "D" SITE: 35-70380 2010-11 INDEX CODE TBD $ AMOUNT	WO
BASE CONTRACT	$ 2,498,000.00	DESIGN PHASE	$ 180,000.00	$ -		$ 180,000.00	63873	$ -		$ -	
		CONSTRUCTION PHASE	$ 2,318,000.00	$ 226,000.00	56353	$ -		$ 2,092,000.00	TBD	$ -	
ART IN PUBLIC PLACES	$ 39,343.50	DESIGN PHASE	$ 2,835.00	$ -		$ 2,835.00	63875	$ -		$ -	
		CONSTRUCTION PHASE	$ 36,508.50	$ -		$ 36,508.50	63881	$ -		$ -	
PERMIT FEES	$ 17,385.00	CONSTRUCTION PHASE	$ 17,385.00	$ -		$ -		$ 17,385.00	TBD	$ -	
CONTINGENCY	$ 124,900.00	DESIGN PHASE	$ 6,245.00	$ -		$ 6,245.00	63878	$ -		$ -	
		CONSTRUCTION PHASE	$ 118,655.00	$ -		$ -		$ 118,655.00	TBD	$ -	
REIMBURSABLES	$ 1,116.00	DESIGN PHASE	$ 1,116.00	$ -		$ 1,116.00	63879	$ -		$ -	
TOTAL	$ 2,680,744.50	TOTAL	$ 2,680,744.50	$226,000.00		$226,704.50		$2,228,040.00		$0.00	

SNP05	$226,000.00
GOB	$2,454,744.50
TOTAL	$2,680,744.50

NOTE (1): Acceleration of $265,000 is being requested in GOB 08-09 from proceeds. No increase in the GOB overall budget will be necessary.
NOTE: (2): Index Code for GOB, Series "C" have not been established.

STRATEGIC AREA: Recreation and Culture
DEPARTMENT: Park and Recreation

******* FUNDED PROJECTS *******
(dollars in thousands)

SOUTHRIDGE PARK - BUILDING BETTER COMMUNITIES BOND PROGRAM **PROJECT # 932030**

DESCRIPTION: Construct areawide park improvements including stadium completion, building construction, aquatic center, courts, playground, vehicle and pedestrian circulation, and landscaping

LOCATION: 19355 SW 114 Ave
Unincorporated Miami-Dade County

DISTRICT LOCATED: 9
ESTIMATED ANNUAL OPERATING IMPACT: $210
DISTRICT(s) SERVED: Countywide

REVENUE SCHEDULE:	PRIOR	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	FUTURE	TOTAL
Building Better Communities GOB Program	0	2,251	3,945	804	0	18	81	501	7,600
TOTAL REVENUE:	**0**	**2,251**	**3,945**	**804**	**0**	**18**	**81**	**501**	**7,600**

EXPENDITURE SCHEDULE:	PRIOR	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	FUTURE	TOTAL
Planning and Design	0	200	0	0	0	18	81	1	300
Construction	0	2,051	3,945	804	0	0	0	500	7,300
TOTAL EXPENDITURES:	**0**	**2,251**	**3,945**	**804**	**0**	**18**	**81**	**501**	**7,600**

SOUTHRIDGE PARK IMPROVEMENTS **PROJECT # 9348801**

DESCRIPTION: Construct community stadium, aquatic center, and other park improvements

LOCATION: 19355 SW 114 Ave
Unincorporated Miami-Dade County

DISTRICT LOCATED: 9
ESTIMATED ANNUAL OPERATING IMPACT: Minimal
DISTRICT(s) SERVED: 8 , 9

REVENUE SCHEDULE:	PRIOR	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	FUTURE	TOTAL
Safe Neigh. Parks (SNP) Proceeds	4,000	0	0	0	0	0	0	0	4,000
QNIP Phase II UMSA Bond Proceeds	1,050	0	0	0	0	0	0	0	1,050
TOTAL REVENUE:	**5,050**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**5,050**

EXPENDITURE SCHEDULE:	PRIOR	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	FUTURE	TOTAL
Planning and Design	575	336	100	0	0	0	0	0	1,011
Construction	1,725	1,414	900	0	0	0	0	0	4,039
TOTAL EXPENDITURES:	**2,300**	**1,750**	**1,000**	**0**	**0**	**0**	**0**	**0**	**5,050**

Department: Park and Recreation Department 10/14/2008 11:50:22 AM

GENERAL OBLIGATION BOND SITES

Project Title: 35 -Southridge Park

Project Desc: Area-wide park improvements include stadium completion; building construction, aquatic center, courts, playgrounds, vehicle and pedestrian circulation; and landscaping.

Specific Site Locations: #70380 - 19355 SW 114 AVE 33157-Southridge Park-19355 SW 114th AVE 33157-Stadium C

GO TO ADD NEW SITE

Specific Site Description: Southridge Park-19355 SW 114th AVE 33157-Stadium Completion

Site Comments: 6/21/08 - GOB funding decreased by $1M due to increase in SNP funding and negotiated design-build cost.
6/11/2008 (AAmaro) - There was a delay in the award process.
9/07 - the project is in the Design-Build Advertising process. RTA circulated for signatures 9/07, previously on hold due to GOB funding avialability. Re-baseline requests forthcoming.

Site Physical Comm Dist: District 9 Comm District Impacted: District 9

Comm Council Dist: 14 Comm Council Impacted: Council District 14

Total Duration: Anticipated Start Date: 12/1/2005 Anticipated End Date: 6/12/2009 Duration: 1289

Actual Duration: Actual Start Date: 12/1/2005 Actual End Date: 6/4/2010 Duration: 1646

CURRENT GOB SITE #70380 INDEXES SITES:

Index Code	Prime	Site	CD	Type	Source Fund	Fund Amount	Prime?	YTD	LTD	Enc	Balance	
CPC035PR0145 (1)	N	#70380	9	GOB	GOB SERIES C	$2,696,000	N	$0	$0	$0	$0	Update

Site Status: N/A OSBM P Class: 1-Under Construction or Public Infrastruct

Mail (10) Agreements (0) Accelerations 0 Donations 0

Fiscal Years:

	Recs:	2004-05 2005-06:	2006-07:	2007-08:	2008-09:	2009-10:	2010-11:	2011-12:	2012-13:	2013-14:	2014-15:	2015-16:	2016-17:	2017-18:	2018-19:	Total:
SITE:		0	0	0	10,000	2,686,000	804,000	0	0	0	0	0	0	0	0	3,500,000
MILESTONES:	3	0	0	0	10,000	2,490,000	0	0	0	0	0	0	0	0	0	2,500,000
FUNDING:	2	0	0	0	10,000	2,686,000	804,000	0	0	0	0	0	0	0	0	3,500,000

Include on Signature Projects Status Report 34: ☐ Sortie Project Type: None

Transfer Site and ALL related Milestones and Costs to this Project and Department: Select New Project.

FAMIS INDEXES | SAVE / UPDATE | DELETE | BUDGET PROJECTS

SITE CONTRACTS | SITE REPORT 6 | MILESTONES | FUNDING | COST REPORT 21

SCHEDULE REPORT 20 | EXE SUMM

Milestone Dates Update | Actual Milestone Expenses Update | Proposed Milestone Expe

BUDGET PROJECT 932030

Project Title: 932030-SOUTHRIDGE PARK - BUILDING BETTER COMMUNITIES BOND PROGRAM

Project Desc: Construct areawide park improvements including stadium completion, building construction, aquatic center, courts, playground, vehicle and pedestrian circulation, and landscaping

Project($$ in 000's)	Prior:	08-09:	09-10:	10-11:	11-12:	12-13:	13-14:	FUTURE:	Total:
Expenditures	0	25,000	6,171,000	804,000	0	18,000	81,000	501,000	7,600,000
Revenue	0	25,000	6,171,000	804,000	0	18,000	81,000	501,000	7,600,000

Project Type: Capital Update Type

CDPWeb Project Milestones ($ IN 000'S)

Milestone:	Prior:	08-09:	09-10:	10-11:	11-12:	12-13:	13-14:	FUTURE:	Total:
Planning/Design	0	25,000	0	0	0	18,000	81,000	1,000	125,000
Construction	0	0	6,171,000	804,000	0	0	0	500,000	7,475,000

CDPWeb Project Revenue ($ IN 000'S)

Revenue:	Prior:	08-09:	09-10:	10-11:	11-12:	12-13:	13-14:	FUTURE:	Total:
Building Better Commu	0	25,000	6,171,000	804,000	0	18,000	81,000	501,000	7,600,000

Add GEO Coded Site | PROJECT SITES

EXIT

Current Contracts for Project 932030

Dept	ContractNo	Contract Name	RTA Budget Allocation	Award Budget Allocation	CIIS Award
PR	600603-02-001	Southridge Park - Stadium Blea	$79,700.00	$0.00	$2,498,000.00
PR	600603-02-001	Southridge Park - Stadium Blea	$550,256.01	$0.00	$2,498,000.00
PR	600603-02-001	Southridge Park - Stadium Blea	$1,663,105.88	$0.00	$2,498,000.00
PR	600603-02-001	Southridge Park - Stadium Blea	$804,000.00	$0.00	$2,498,000.00
PR	600603-02-001	Southridge Park - Stadium Blea	$0.00	$226,704.50	$2,498,000.00
PR	600603-02-001	Southridge Park - Stadium Blea	$0.00	$2,228,040.00	$2,498,000.00
PR	600603-03-003-1	Southridge Park Community & Aq	$1,706,200.00	$0.00	$0.00
PR	600603-03-003-1	Southridge Park Community & Aq	$2,060,000.00	$0.00	$0.00
PR	600603-03-003-1	Southridge Park Community & Aq	$181,269.69	$0.00	$0.00
		Total Allocated:	$7,044,531.58	$2,454,744.50	

BUDGET PROJECT 9348801

Project Title: 9348801-SOUTHRIDGE PARK IMPROVEMENTS

Project Desc: Construct community stadium, aquatic center, and other park improvements

Project($$ in 000's)	Prior:	08-09:	09-10:	10-11:	11-12:	12-13:	13-14:	FUTURE:	Total:
Expenditures	2,300,000	1,750,000	1,000,000	0	0	0	0	0	5,050,000
Revenue	5,050,000	0	0	0	0	0	0	0	5,050,000

Project Type: Capital Update Type

CDPWeb Project Milestones ($ IN 000'S)

Milestone:	Prior:	08-09:	09-10:	10-11:	11-12:	12-13:	13-14:	FUTURE:	Total:
Planning/Design	575,000	336,000	100,000	0	0	0	0	0	1,011,000
Construction	1,725,000	1,414,000	900,000	0	0	0	0	0	4,039,000

CDPWeb Project Revenue ($ IN 000'S)

Revenue:	Prior:	08-09:	09-10:	10-11:	11-12:	12-13:	13-14:	FUTURE:	Total:
Safe Neigh. Parks (SN	4,000,000	0	0	0	0	0	0	0	4,000,000
QNIP Phase II UMSA Bo	1,050,000	0	0	0	0	0	0	0	1,050,000

CIIS Site Funding Info

SITE / Location:	Prior:	08-09:	09-10:	10-11:	11-12:	12-13:	13-14:	FUTURE:	Total:
69155-19355 SW 114 Ave	5,050,000	0	0	0	0	0	0	0	5,050,000

Add GEO Coded Site PROJECT SITES

EXIT

Current Contracts for Project 9348801

Dept	ContractNo	Contract Name	RTA Budget Allocation	Award Budget Allocation	CIIS Award
PR	600603-02-001	Southridge Park - Stadium Blea	$300,000.00	$0.00	$2,498,000.00
PR	600603-02-001	Southridge Park - Stadium Blea	$0.00	$226,000.00	$2,498,000.00
PR	600603-03-003-1	Southridge Park Community & Aq	$235,390.00	$0.00	$0.00
PR	600603-03-003-1	Southridge Park Community & Aq	$1,613,314.49	$0.00	$0.00
PR	600603-03-003-1	Southridge Park Community & Aq	$413,708.72	$0.00	$0.00
		Total Allocated:	$2,562,413.21	$226,000.00	

ATTACHMENT 4

SOUTHRIDGE PARK (PHASE 2)							
ESTIMATE OF ANNUAL OPERATING COSTS							
IN 2008-09 DOLLARS							
Location Facilities	**Staff Cost**	**Operating Cost**	**Maint Cost**	**Start-up Cost**	**TOTAL COST**	**Staff Hours**	**Staff FTE's**
FIELD HOUSE **(1)**							
BLEACHERS **(2)**							
LARGE PARKING LOT - LIGHTED - 165 SPACES							
LANDSCAPING - 43 NEW TREES & 24 PALMS **(3)**							
Total Operating Cost	**$39,600**	**$60,000**	**$20,000**	**$22,000**	**$141,600**	**3,068**	**1.5**

Notes:

(1) Based on a medium field house (5,536 sq. ft. floor area) with storage, concession stand, office, ticketing and restrooms

(2) Bleachers have 1,464 seating capacity.

(3) Based on Formal Open Area/Higher Maint landscape

(4) Estimated earned revenues for 12 months of operation is estimated at $16,300. Estimated earned revenues (field rentals) are based on 18 high schools events per year. The balance ($141,600 - $16,300 = $125,300) will be funded with General Fund.

16

Southridge Park
Stadium Bleacher Phase 2

Asset	Quantity	Description	Life Expectancy (yr)
Parking Lot	1	165 Spaces, Lighted parking lot with 6 Accessible Parking.	20
Field House	1	5,536 SF Floor Area, this building has Storage, Concession Stand, Office, Ticketing and male & female restrooms.	40
Bleachers	1	1464 Seating Capacity Bleachers with 20 Accessible Seats.	25

ATTACHMENT 4A

ATTACHMENT 5

Memorandum

MIAMI-DADE COUNTY

Date: June 11, 2008

To: Alex Muñoz
Assistant County Manager

From: Johnny Martinez, Jr., P.E., Director
Office of Capital Improvements

Subject: Miami-Dade Parks and Recreation Department (PARKS)
Design-Build Services for Southridge Park –
Stadium Bleachers, Phase II
OCI Project No. DB07-PARK-01

CLERK OF THE BOARD
2008 JUL 25 PM 3:27
CLERK, CIRCUIT & COUNTY COURTS
DADE COUNTY, FLA.
#1

The evaluation and selection of consultant(s), for the above referenced solicitation, has been concluded and negotiations with the firm are still pending.

OCI Project No.: DB07-PARK-01

Project Title: Design-Build Services Southridge Park – Stadium Bleachers, Phase II

Scope of Services: Professional design and construction services will be required for the Southridge Park – Stadium Bleachers, Phase II project located at 19355 S.W. 114th Avenue, Miami, Florida 33157, for OWNER. This project will provide additional stadium bleachers to accommodate paying spectators for athletic events. In addition, a new field building with additional restrooms, ticketing, concessions and storage areas are provided to accommodate the spectators.

The Proposer(s) must design, build and substantially complete all of the work within six hundred and five (605) calendar days after the Owner issues the Notice to Proceed to the Design-Builder. It will be the responsibility of the Proposer(s) to secure all permits and to provide signed and sealed architectural and engineering construction documents which comply with all regulatory requirements as well as meeting the needs of the OWNER.

The Proposer(s) shall satisfy himself/herself by personal investigation and by such other means as he/she may think necessary or desirable, as to the conditions affecting the proposed work and the cost thereof. No information derived from maps, drawings, specifications or soil condition test included in the Design Criteria Package shall relieve the Proposer from any risk or from fulfilling all terms of the Agreement. The Proposer shall be responsible for any additional soil tests required in developing the project. In the pricing of the design and construction of the field building, the Proposer shall consider the cost for removal, disposal, replacement and compaction of material, if necessary.

One (1) Professional Services Agreement (PSA) with CBE, CSBE and CWP Measures will be awarded under this solicitation. Subject PSA has an estimate base amount of $3,165,377.67 ($3,022,902.80/Build + 142,475.59/Design), and an effective term of six hundred and five (605) calendar days.

Solicitation Process Background Chronology: April 2, 2008 - The Clerk of the Board (COB) received and accepted five (5) submittals for OCI Project No. DB07-PARK-01: Design-Build Services for Southridge Park – Stadium Bleachers, Phase II: (1) Art Design & Construction, Inc. (ADC), (2)

Recreational Design & Construction, Inc. (RDC), (3) NAC Construction, Inc. (NAC), (4) Zurqui Construction Service, Inc. (ZCS), and (5) Florida Construction & Engineering, Inc. (FCE). Subject proposals were in turn accepted by the Office of Capital Improvements (OCI) for proper processing and review.

April 11, 2008 - OCI issues a formal request to the Department of Small Business Development (SBD) for Community Business Enterprise (CBE) and Community Small Business Enterprise (CSBE) Compliance Review.

April 24, 2008 - John McInnis, Assistant County Attorney (ACA), issues a legal opinion to SBD regarding the CBE compliance of ADC. Subject opinion renders ADC's bid as non-responsive.

April 25, 2008 - SBD drafts its CBE/CSBE Compliance Memorandum, for subject project. The aforementioned document denotes the following three (3) of the five (5) respondents as non-responsive to the CBE measures: (1) ADC, (2) ZCS, and (3) FCE. As a result, said teams are prohibited from participating in the evaluation process for this solicitation.

April 28, 2008 - SBD issues formal CBE/CSBE Compliance Memo to OCI denoting the information stated above.

April 29, 2008 - OCI conducts First and Second-Tier proceedings. Based on SBD's CBE/CSBE Compliance Memo, only NAC and RDC are allowed to move forward in the evaluation process. Hence, the qualifications of both firms are evaluated at First-Tier and both proceed to render oral presentations during Second-Tier proceedings. ADC, ZCS, and FCE are not allowed to participate.

At the conclusion of Second-Tier, evaluation results demonstrate that NAC is the lowest adjusted bidder, and therefore, the highest ranked respondent. The Competitive Selection Committee (CSC) makes a motion to recommend said respondent to the County Manager for negotiations.

May 5, 2008 - OCI submits the CSC's recommendation to the County Manager for approval.

May 7, 2008 - The County Manager authorizes negotiations with the highest ranked respondent, NAC.

May 8, 2008 - NAC, the CSC members, and the Design-Criteria Professional (DCP) are informed of the County Manager's approval and are invited to participate in negotiations on May 14, 2008.

May 9, 2008 - OCI receives a newly revised CBE/CSBE Compliance Memo, from SBD, denoting ADC as responsive. Subject memo is dated May 8, 2008 and is based on a revision of opinion issued by John McInnis, ACA, on the same date.

May 12, 2008 - County Attorney's Office advises OCI that Miami-Dade County is to grant ADC the opportunity to participate in the selection process, for the solicitation in question, given that subject entity was deemed responsive in a subsequent legal opinion and SBD's Revised CBE/CSBE Compliance Memo.

As a result, all responsive respondents (RDC, NAC, and ADC) are granted a new opportunity to participate in a secondary evaluation process, for this solicitation. RDC and NAC are further afforded the opportunity to re-present at Second-Tier, or to rest based on their previous presentation score. Both

teams are advised that the rankings resulting out of these new evaluations shall take precedence over any previous ranking results.

May 22, 2008 - NAC advises OCI that their team will rest based on the merits of their April 29, 2008 oral presentation.

May 23, 2008 - RDC advises OCI that their team re-present at the upcoming reconvened Second-Tier proceeding.

May 30, 2008 - First-Tier invitations (for evaluation of ADC) and Second-Tier invitations for evaluation of ADC and RDC are issued by OCI.

June 9, 2008 - RDC advises that they will opt to rest based on the merits of their, April 29, 2008, presentation due to scheduling conflicts.

June 11, 2008 - The CSC is reconvened for First and Second-Tier evaluations. First and Second-Tier rankings are modified as denoted in the attached First and Second-Tier Final Ranking Reports dated 6/11/08.

Note that NAC, which was previously deemed the lowest adjusted bid/highest ranked respondent, on April 29, 2008, kept its first place ranking after the secondary Second-Tier Meeting was completed on June 11, 2008.

Final Ranking: Per attached First-Tier Final Ranking Report dated 06/11/08

1. NAC Construction, Inc.

Second-Tier Final Ranking: Per attached Second-Tier Final Ranking Report dated 06/11/08

1. NAC Construction, Inc.

Total/OCI Processing Time: **156 / 63** working days

- October 31, 2007 – Request to Advertise received
- November 2, 2007 – Advertisement
- January 15, 2008 – Addendum No. 1
- February 8, 2008 – Addendum No. 2
- February 20, 2008 – Addendum No. 3
- March 3, 2008 – Addendum No. 4
- March 18, 2008 – Addendum No. 5
- March 26, 2008 – Addendum No. 6
- March 27, 2008 – Addendum No. 7
- January 15, 2008 – Pre-Submittal Project Briefing
- April 2, 2008 – Proposals Submitted

- April 29, 2008 – First-Tier Meeting
- April 29, 2008 – Second First-Tier Meeting
- June 11, 2008 – Reconvened First-Tier Meeting
- June 11, 2008 – Reconvened Second-Tier Meeting

This document requires your review and the County Manager's, or his designee's signature prior to initiating negotiations. Upon completion of your review, and approval please return the document to my attention.

Attachment(s):

1. CBE/CSBE Compliance Review dated 04/25/08
2. Revised CBE/CSBE Compliance Review dated 05/08/08
3. First-Tier Final Ranking Report dated 04/29/08
4. First-Tier Final Ranking Report dated 06/11/08
5. Second-tier Final Ranking Report dated 04/29/08
6. Second-Tier Final Ranking Report dated 06/11/08

c: Jack Kardys, Director, PARKS
Clerk of Board

ATTACHMENT 5A

Memorandum

MIAMI-DADE COUNTY

Date: June 11, 2008

To: George M. Burgess
County Manager

From: Amelia M. Cordova-Jimenez, A&E Consultant Selection Coordinator
Chairperson, Competitive Selection Committee

Subject: NEGOTIATION AUTHORIZATION
Miami-Dade Parks and Recreation Department (PARKS)
Design-Build Services for Southridge Parks –
Stadium Bleachers, Phase II
OCI Project No. DB07-PARK-01

The Competitive Selection Committee has completed the evaluation of proposals submitted in response to the above referenced OCI Project No. following the guidelines published in the Notice to Professional Consultants (NTPC).

OCI Project No.: DB07-PARK-01

Project Title: Design-Build Services Southridge Park – Stadium Bleachers, Phase II

Scope of Services: Professional design and construction services will be required for the Southridge Park – Stadium Bleachers, Phase II project located at 19355 S.W. 114th Avenue, Miami, Florida 33157, for OWNER. This project will provide additional stadium bleachers to accommodate paying spectators for athletic events. In addition, a new field building with additional restrooms, ticketing, concessions and storage areas are provided to accommodate the spectators.

The Proposer(s) must design, build and substantially complete all of the work within six hundred and five (605) calendar days after the Owner issues the Notice to Proceed to the Design-Builder. It will be the responsibility of the Proposer(s) to secure all permits and to provide signed and sealed architectural and engineering construction documents which comply with all regulatory requirements as well as meeting the needs of the OWNER.

The Proposer(s) shall satisfy himself/herself by personal investigation and by such other means as he/she may think necessary or desirable, as to the conditions affecting the proposed work and the cost thereof. No information derived from maps, drawings, specifications or soil condition test included in the Design Criteria Package shall relieve the Proposer from any risk or from fulfilling all terms of the Agreement. The Proposer shall be responsible for any additional soil tests required in developing the project. In the pricing of the design and construction of the field building, the Proposer shall consider the cost for removal, disposal, replacement and compaction of material, if necessary.

Solicitation Process Background Chronology: April 2, 2008 - The Clerk of the Board (COB) received and accepted five (5) submittals for OCI Project No. DB07-PARK-01: Design-Build Services

for Southridge Park – Stadium Bleachers, Phase II: (1) Art Design & Construction, Inc. (ADC), (2) Recreational Design & Construction, Inc. (RDC), (3) NAC Construction, Inc. (NAC), (4) Zurqui Construction Service, Inc. (ZCS), and (5) Florida Construction & Engineering, Inc. (FCE). Subject proposals were in turn accepted by the Office of Capital Improvements (OCI) for proper processing and review.

April 11, 2008 - OCI issues a formal request to the Department of Small Business Development (SBD) for Community Business Enterprise (CBE) and Community Small Business Enterprise (CSBE) Compliance Review.

April 24, 2008 - John McInnis, Assistant County Attorney (ACA), issues a legal opinion to SBD regarding the CBE compliance of ADC. Subject opinion renders ADC's bid as non-responsive.

April 25, 2008 - SBD drafts its CBE/CSBE Compliance Memorandum, for subject project. The aforementioned document denotes the following three (3) of the five (5) respondants as non-responsive to the CBE measures: (1) ADC, (2) ZCS, and (3) FCE. As a result, said teams are prohibited from participating in the evaluation process for this solicitation.

April 28, 2008 - SBD issues formal CBE/CSBE Compliance Memo to OCI denoting the information stated above.

April 29, 2008 - OCI conducts First and Second-Tier proceedings. Based on SBD's CBE/CSBE Compliance Memo, only NAC and RDC are allowed to move forward in the evaluation process. Hence, the qualifications of both firms are evaluated at First-Tier and both proceed to render oral presentations during Second-Tier proceedings. ADC, ZCS, and FCE are not allowed to participate.

At the conclusion of Second-Tier, evaluation results demonstrate that NAC is the lowest adjusted bidder, and therefore, the highest ranked respondent. The Competitive Selection Committee (CSC) makes a motion to recommend said respondent to the County Manager for negotiations.

May 5, 2008 - OCI submits the CSC's recommendation to the County Manager for approval.

May 7, 2008 - The County Manager authorizes negotiations with the highest ranked respondent, NAC.

May 8, 2008 - NAC, the CSC members, and the Design-Criteria Professional (DCP) are informed of the County Manager's approval and are invited to participate in negotiations on May 14, 2008.

May 9, 2008 - OCI receives a newly revised CBE/CSBE Compliance Memo, from SBD, denoting ADC as responsive. Subject memo is dated May 8, 2008 and is based on a revision of opinion issued by John McInnis, ACA, on the same date.

May 12, 2008 - County Attorney's Office advises OCI that Miami-Dade County is to grant ADC the opportunity to participate in the selection process, for the solicitation in question, given that subject entity was deemed responsive in a subsequent legal opinion and SBD's Revised CBE/CSBE Compliance Memo.

As a result, all responsive respondents (RDC, NAC, and ADC) are granted a new opportunity to participate in a secondary evaluation process, for this solicitation. RDC and NAC are further afforded the opportunity to re-present at Second-Tier, or to rest based on their previous presentation score. Both

teams are advised that the rankings resulting out of these new evaluations shall take precedence over any previous ranking results.

May 22, 2008 - NAC advises OCI that their team will rest based on the merits of their April 29, 2008 oral presentation.

May 23, 2008 - RDC advises OCI that their team re-present at the upcoming reconvened Second-Tier proceeding.

May 30, 2008 - First-Tier invitations (for evaluation of ADC) and Second-Tier invitations for evaluation of ADC and RDC are issued by OCI.

June 9, 2008 - RDC advises that they will opt to rest based on the merits of their, April 29, 2008, presentation due to scheduling conflicts.

June 11, 2008 - The CSC is reconvened for First and Second-Tier evaluations. First and Second-Tier rankings are modified as denoted in the attached First and Second-Tier Final Ranking Reports dated 6/11/08.

Note that NAC, which was previously deemed the lowest adjusted bid/highest ranked respondent, on April 29, 2008, kept its first place ranking after the secondary Second-Tier Meeting was completed on June 11, 2008.

Term of contract: One (1) Professional Services Agreement (PSA) with CBE, CSBE and CWP Measures will be awarded under this solicitation. Subject PSA has an estimate base amount of $3,165,377.67 ($3,022,902.80/Build + 142,475.59/Design), and an effective term of six hundred and five (605) calendar days.

Review Committee: The Review Committee recommended, at its May 9, 2007 meeting, that the following measures be applied to this project: twenty-five percent (25%) Community Business Enterprise (CBE), twenty percent (20%) Community Small Business Enterprise Program (CSBE), and ten percent (10%) Community Workforce Program (CWP) measure be applied to this project.

Date of County Manager's approval to advertise/initiate: October 30, 2007

Number of proposals received: Five (5). Note that two (2) of the five (5) respondents were found to be non-responsive. As a result, only the three (3) remaining responsive respondents moved forward to be evaluated during First and Second-Tier proceedings.

Name of Proposers: Please refer to the attached List of Respondents (LOR).

First-Tier Results: See attached First-Tier Final Ranking Report dated 6/11/08

Second-Tier Results: See attached Second-Tier Final Ranking Report dated 6/11/08

Pursuant to Section 2-10.4 (6) of the Code of Miami-Dade County, OCI hereby requests the following Negotiation Committee be approved by the County Manager, for the purpose of negotiating a non-exclusive professional service agreement with the top ranked firm, as listed below:

1. Ivan Marroquin, PARKS
2. Ramiro Palma, PARKS
3. Patrick Wong, DERM

Request for authorization to enter negotiations:
Pursuant to the above captioned code, it is hereby requested that the County Manager approve the selection of the following consulting firms, in the following order of preference, for negotiations:

RANKING OF RESPONDENTS
SELECTION FOR PSA NEGOTIATION
ONE (1) AGREEMENT with the Following Measures –
25% CBE, 20% CSBE, 10% CWP

1. NAC Construction, Inc.

The following team of firms is the alternate:

1. Art Design & Construction, Inc.
2. Recreational Design and Construction, Inc.

If approved, the Negotiation Committee is to proceed with the agreement negotiations pursuant to Section 6 of the above-mentioned Code, and submit the signed agreement(s) ready to be presented to the County Commission for final approval to this office no later than 60 days from the date of this memorandum. Along with the signed agreement(s), transmit a cover memorandum from the Negotiation Committee to the County Manager to include the below listed information, for submission to the Board of County Commissioners as an attachment to the County Manager's memorandum to the Board:

1. A general description of the project(s).
2. The total cost of the project and source of funding.
3. A brief description of the selection process.
4. All consultant fees and how compensation amounts were computed.
5. Estimated project timetables, including the project completion date.

If a satisfactory agreement cannot be reached within the 60-day period, a report is required to be prepared fully explaining all problems resulting from the negotiations, including a request for authorization to begin negotiations with the next scheduled alternate. If negotiations are proceeding within a reasonable timeframe, then negotiations are to continue and the report is to be submitted upon completion. The final agreement(s) and report should be sent to this office.

Authorization to negotiate is:

6/13/08

Approved Date Not Approved Date

Attachments:
1. CBE/CSBE Compliance Review Memorandum dated 04/25/08
2. Revised CBE/CSBE Compliance Review Memorandum dated 05/08/08
3. First-Tier Final Ranking Report dated 04/29/08
4. First-Tier Final Ranking Report dated 06/11/08
5. Second-tier Final Ranking Report dated 04/29/08
6. Second-Tier Final Ranking Report dated 06/11/08

c: Clerk of the Board of County Commissioners
Alex Muñoz, Assistant County Manager
Jack Kardys, Director, PARKS
Competitive Selection Committee

MIAMI DADE COUNTY
OFFICE OF CAPITAL IMPROVEMENTS

FIRST TIER RANKING REPORT

PRELIMINARY RANKING

Prime Firm Name		Prelim. Points	System Rank	LP Rank	Cr. 1A TBR	Cr. 2A TBR	Cr. 3A TBR	Prelim. Rank
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	443	1	1				1
NAC CONSTRUCTION, INC.	(LP)	440	2	2				2
ART DESIGN & CONSTRUCTION, INC.	(LP)	438	3	3				3

FINAL RANKING

Prime Firm Name		Prelim. Points	Cr. 4A Points	Total Points	System Rank	LP Rank	Cr. 1A TBR	Cr. 2A TBR	Cr. 3A TBR	Cr. 4A TBR	Final Rank	OCI Final Rank
ART DESIGN & CONSTRUCTION, INC.	(LP)	438	25	463	1	1					1	
NAC CONSTRUCTION, INC.	(LP)	440	22	462	2	2					2	
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	443	10	453	3	3					3	

Definitions

LP	Local Preferred Team
Cr.1A	Qualification of firms including the team members assigned to the Project.
Cr.2A	Knowledge and past experience of similar type projects.
Cr.3A	Past performance of the firms.
Cr.4A	Amount of work awarded and paid by the County.
Cr.5A	Ability of team members to interface with the County.
OCI	Office of Capital Improvements
TBR	Tie Breaker
Prelim. Points	Total Team Points - Criteria 4A Team Points

First Tier Ranking Report for each Selection Committee Member and Prime Firm

MIAMI DADE COUNTY
OFFICE OF CAPITAL IMPROVEMENTS

FIRST TIER RANKING REPORT

OCI Project Name: DESIGN-BUILD FIRM FOR SOUTHRIDGE PARK STADIUM BLEACHERS, PHASE II

OCI Project No: DB07-PARK-01

Measures: 25% CBE Design - 20% CSBE Construction - 10% CWP

Number of Agreements: 1

Project Type: DESIGN BUILD

Submittal Date: 04/02/2008

Meeting Date: 06/11/2008

		Cr. 1A Points (Max. 50)	Cr. 2A Points (Max. 20)	Cr. 3A Points (Max. 20)	Cr. 4A Points (Max. 5)	Cr. 5A Points (Max. 5)	Total Points
ESTEVEZ, ALBERTO							
ART DESIGN & CONSTRUCTION, INC.	(LP)	47	18	18	5	4	92
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	48	20	18	1	4	91
NAC CONSTRUCTION, INC.	(LP)	45	18	18	5	4	90
MARROQUIN, IVAN							
ART DESIGN & CONSTRUCTION, INC.	(LP)	50	20	20	5	5	100
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	49	18	18	2	4	91
NAC CONSTRUCTION, INC.	(LP)	45	19	18	5	4	91
PALMA, RAMIRO							
ART DESIGN & CONSTRUCTION, INC.	(LP)	40	15	20	5	5	85
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	50	20	15	3	3	91
NAC CONSTRUCTION, INC.	(LP)	50	20	20	3	5	98
QUINTANA, ILEANA							
ART DESIGN & CONSTRUCTION, INC.	(LP)	47	17	17	5	4	90
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	47	18	18	2	4	89
NAC CONSTRUCTION, INC.	(LP)	46	17	17	4	4	88
WONG, PATRICK H							
ART DESIGN & CONSTRUCTION, INC.	(LP)	47	20	19	5	5	96
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	46	19	19	2	5	91
NAC CONSTRUCTION, INC.	(LP)	46	20	19	5	5	95

TOTALS AND FIRST TIER RANKING

First Tier Ranking Report for each Selection Committee Member and Prime Firm

MIAMI DADE COUNTY
OFFICE OF CAPITAL IMPROVEMENTS

FIRST TIER RANKING REPORT

OCI Project Name: DESIGN-BUILD FIRM FOR SOUTHRIDGE PARK STADIUM BLEACHERS, PHASE II

OCI Project No: DB07-PARK-01

Measures: 25% CBE Design - 20% CSBE Construction - 10% CWP

Number of Agreements: 1

Project Type: DESIGN BUILD

Submittal Date: 04/02/2008

Meeting Date: 04/29/2008

		Cr. 1A Points (Max. 50)	Cr. 2A Points (Max. 20)	Cr. 3A Points (Max. 20)	Cr. 4A Points (Max. 5)	Cr. 5A Points (Max. 5)	Total Points
ESTEVEZ, ALBERTO							
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	48	20	18	1	4	91
NAC CONSTRUCTION, INC.	(LP)	45	18	18	5	4	90
MARROQUIN, IVAN							
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	49	18	18	2	4	91
NAC CONSTRUCTION, INC.	(LP)	45	19	18	5	4	91
PALMA, RAMIRO							
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	50	20	15	3	3	91
NAC CONSTRUCTION, INC.	(LP)	50	20	20	3	5	98
QUINTANA, ILEANA							
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	47	18	18	2	4	89
NAC CONSTRUCTION, INC.	(LP)	46	17	17	4	4	88
WONG, PATRICK H							
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	46	19	19	2	5	91
NAC CONSTRUCTION, INC.	(LP)	46	20	19	5	5	95

TOTALS AND FIRST TIER RANKING

PRELIMINARY RANKING

Prime Firm Name		Prelim. Points	System Rank	LP Rank	Cr. 1A TBR	Cr. 2A TBR	Cr. 3A TBR	Prelim. Rank
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	443	1	1				1
NAC CONSTRUCTION, INC.	(LP)	440	2	2				2

First Tier Ranking Report for each Selection Committee Member and Prime Firm

MIAMI-DADE COUNTY

MIAMI DADE COUNTY
OFFICE OF CAPITAL IMPROVEMENTS

FIRST TIER RANKING REPORT

FINAL RANKING Prime Firm Name		Prelim. Points	Cr. 4A Points	Total Points	System Rank	LP Rank	Cr. 1A TBR	Cr. 2A TBR	Cr. 3A TBR	Cr. 4A TBR	Final Rank	OCI Final Rank
NAC CONSTRUCTION, INC.	(LP)	440	22	462	1	1					1	
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	443	10	453	2	2					2	

Definitions

LP	Local Preferred Team
Cr.1A	Qualification of firms including the team members assigned to the Project.
Cr.2A	Knowledge and past experience of similar type projects.
Cr.3A	Past performance of the firms.
Cr.4A	Amount of work awarded and paid by the County.
Cr.5A	Ability of team members to interface with the County.
OCI	Office of Capital Improvements
TBR	Tie Breaker
Prelim. Points	Total Team Points - Criteria 4A Team Points

First Tier Ranking Report for each Selection Committee Member and Prime Firm

MIAMI DADE COUNTY
OFFICE OF CAPITAL IMPROVEMENTS

SECOND TIER RANKING

Second Tier Ranking	Final Points	System Rank	LP Rank	Cr.1B TBR	Cr.1A TBR	Cr.2B TBR	Cr.2A TBR	Final Rank	CICC Rank
Prime Firm Name									
NAC CONSTRUCTION, INC.	5,314.89	1						1	
ART DESIGN & CONSTRUCTION, INC.	6,015.24	2						2	
RECREATIONAL DESIGN & CONSTRUCTION	6,397.41	3						3	

Definitions

LP	Local Preference
Total 1T2T	Total 1st and 2nd Tier
Cr.1B	Knowledge of project scope
Cr.1A	Qualifications of firms including the team members assigned to the project
Cr.2B	Qualifications of team members assigned to the project
Cr.2A	Knowledge and past experience of similar type projects
TBR	Tie Breaker
OCI	Office of Capital Improvements

MIAMI DADE COUNTY
OFFICE OF CAPITAL IMPROVEMENTS

SECOND TIER RANKING

OCI Project Name: DESIGN-BUILD FIRM FOR SOUTHRIDGE PARK STADIUM BLEACHERS, PHASE II

OCI Project No: DB07-PARK-01

Measures: 25% CBE Design - 20% CSBE Construction - 10% CWP

Number of Agreements: 1

Project Type: DESIGN BUILD

Submittal Date: 04/02/2008

Meeting Date: 06/11/2008

		Cr.1B Points	Cr. 2B Points	Cr.3B Points	Sub Total Points
ESTEVEZ, ALBERTO					
ART DESIGN & CONSTRUCTION, INC.	(LP)	50	40	9	99
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	48	38	9	95
NAC CONSTRUCTION, INC.	(LP)	48	37	9	94
MARROQUIN, IVAN					
ART DESIGN & CONSTRUCTION, INC.	(LP)	50	40	10	100
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	48	40	10	98
NAC CONSTRUCTION, INC.	(LP)	48	40	10	98
PALMA, RAMIRO					
ART DESIGN & CONSTRUCTION, INC.	(LP)	50	38	8	96
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	40	40	10	90
NAC CONSTRUCTION, INC.	(LP)	40	35	8	83
QUINTANA, ILEANA					
ART DESIGN & CONSTRUCTION, INC.	(LP)	50	40	10	100
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	50	40	10	100
NAC CONSTRUCTION, INC.	(LP)	50	38	10	98
WONG, PATRICK H					
ART DESIGN & CONSTRUCTION, INC.	(LP)	50	38	9	97
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	50	40	10	100
NAC CONSTRUCTION, INC.	(LP)	49	38	10	97

MIAMI-DADE COUNTY

MIAMI DADE COUNTY
OFFICE OF CAPITAL IMPROVEMENTS

SECOND TIER RANKING

Bid Calculations and Final Points per Prime Prime Firm Name		Total Points	Bid Amount	Adjusted Bid
ART DESIGN & CONSTRUCTION, INC.	(LP)	492	$2,959,498.00	6,015.24
NAC CONSTRUCTION, INC.	(LP)	470	$2,498,000.00	5,314.89
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	483	$3,089,948.00	6,397.41

MIAMI DADE COUNTY
OFFICE OF CAPITAL IMPROVEMENTS

SECOND TIER RANKING

OCI Project Name: DESIGN-BUILD FIRM FOR SOUTHRIDGE PARK STADIUM BLEACHERS, PHASE II

OCI Project No: DB07-PARK-01

Measures: 25% CBE Design - 20% CSBE Construction - 10% CWP

Number of Agreements: 1

Project Type: DESIGN BUILD

Submittal Date: 04/02/2008

Meeting Date: 04/29/2008

		Cr.1B Points	Cr. 2B Points	Cr.3B Points	Sub Total Points
ESTEVEZ, ALBERTO					
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	48	38	9	95
NAC CONSTRUCTION, INC.	(LP)	48	37	9	94
MARROQUIN, IVAN					
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	48	40	10	98
NAC CONSTRUCTION, INC.	(LP)	48	40	10	98
PALMA, RAMIRO					
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	40	40	10	90
NAC CONSTRUCTION, INC.	(LP)	40	35	8	83
QUINTANA, ILEANA					
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	50	40	10	100
NAC CONSTRUCTION, INC.	(LP)	50	38	10	98
WONG, PATRICK H					
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	50	40	10	100
NAC CONSTRUCTION, INC.	(LP)	49	38	10	97

MIAMI DADE COUNTY
OFFICE OF CAPITAL IMPROVEMENTS

SECOND TIER RANKING

Bid Calculations and Final Points per Prime Prime Firm Name		Total Points	Bid Amount	Adjusted Bid
NAC CONSTRUCTION, INC.	(LP)	470	$2,498,000.00	5,314.89
RECREATIONAL DESIGN & CONSTRUCTION, INC.	(LP)	483	$3,089,948.00	6,397.41

MIAMI DADE COUNTY
OFFICE OF CAPITAL IMPROVEMENTS

SECOND TIER RANKING

Second Tier Ranking	Final Points	System Rank	LP Rank	Cr.1B TBR	Cr.1A TBR	Cr.2B TBR	Cr.2A TBR	Final Rank	CICC Rank
Prime Firm Name									
NAC CONSTRUCTION, INC.	5,314.89	1						1	
RECREATIONAL DESIGN & CONSTRUCTION	6,397.41	2						2	

Definitions

LP	Local Preference
Total 1T2T	Total 1st and 2nd Tier
Cr.1B	Knowledge of project scope
Cr.1A	Qualifications of firms including the team members assigned to the project
Cr.2B	Qualifications of team members assigned to the project
Cr.2A	Knowledge and past experience of similar type projects
TBR	Tie Breaker
OCI	Office of Capital Improvements

County Executive Office

MIAMI-DADE COUNTY

DATE: June 12, 2008

TO: Alex Muñoz
Assistant County Manager

FROM: Johnny Martínez, P.E.
Director, Office of Capital Improvements

SUBJECT: **OCI 188804 – Park and Recreation Dept. – Design-Build Services for Southridge Park – Stadium Bleachers, Phase II – OCI Project No. DB07-PARK-01**

Action Requested:

- ☐ Response to CMO/Mayor Assignment Log No: _____
- ☐ Information only for the County Manager
- ☐ Other: _____

Recommendation:

☐ County Manager **Stamp** ☐ County Manager **Signature** ☐ Mayor **Signature**

Edits/Comments	*Initials*	*Date*
For Alex's signature Item Time Sensitive for		
Park & Recreation Dept.		
thanks		
Signed, attached & closed		6/16/08

Final Review:

☐ County Manager **Stamp** ☐ County Manager **Signature** ☐ Mayor **Signature**

_____ Date _____
Jennifer Glazer-Moon, Special Assistant

ATTACHMENT 6

MEMORANDUM

MIAMI-DADE COUNTY

DATE: May 8, 2008

TO: Johnny Martinez, Jr., P.E., Director
Office of Capital Improvements

FROM: Penelope Townsley, Director
Small Business Development

SUBJECT: Final Compliance Review
Design/Build Project No. DB07-PARK-01
Southridge Park – Stadium Bleachers, Phase II

On April 28, 2008, Small Business Development (SBD) completed its review of the above-referenced design-build project for compliance with the Community Small Business Enterprise (CSBE) Program and the Community Business Enterprise (CBE) Program. The contract measures applicable to this project are a 20% CSBE subcontractor goal and a 25% subconsultant goal for CBE firms.

In this review, it was determined that Art Design & Construction, Inc. submitted a proposal which included a Schedule of Participation that listed CBE sub-consultants Douglas Wood & Associates, Inc. to perform General Structural Engineering at 8%, V.E. Alvarez & Partners, LLC to perform General Electrical Engineering at 6%, Engineering for Construction, Inc. to perform General Mechanical Engineering also at 6%, CAS Engineering, Inc. to perform General Civil Engineering at 4%, and Savino & Miller Design Studio, P.A. to perform Landscape Architecture at 1%. The Letters of Intent (LOI) submitted were in agreement with the Schedule of Participation; however, the same LOIs identified BEA International, Inc. as the proposer. A legal opinion from the County Attorney's Office on April 24, 2008, found ADC's proposal nonresponsive. Pursuant to such findings, ADC appealed the decision, which resulted in the following determination in a second legal opinion on May 8, 2008, by the County Attorney's Office:

> "The SOP is signed by John Colao, vice president. ADC's submittal also includes 5 LOIs, one for each of the above-named firms, which specify the scopes of work and the percentages of the project represented by each firm's participation. The submitted LOIs identify BEA International, Inc., (BEA), not ADC, as the proposer; however, this office has reviewed an organizational chart for ADC which shows that Mr. Colao is a senior vice-president of ADC, and vice-president of BEA. The organizational chart for the project shows that Mr. Colao is vice-president of BEA. The information on the LOIs matches the information on the SOP. The LOIs, however, all incorrectly identify BEA as the proposer. This defect can be addressed in a compliance meeting. Taken together, the SOP and the admittedly defective LOIs demonstrate concurrence between ADC and the various CBE subconsultants as to the professional service designation of the work each CBE is to perform and the percentage of the total project such work represents. Based on the foregoing, it is the determination of this office that ADC's bid is responsive."

Based on the findings by the County Attorney's Office as confirmed by the organizational chart included in ADC's proposal; John Colao, who signed the Schedule of Participation is a Senior Vice President with ADC, and a Vice President with BEA International. Therefore, Small Business Development's final determination is, Art Design and Construction, Inc. is in compliance with the CBE Participations Provision and meets the design component of the above listed design build project.

cc: Luisa Millan-Donovan, (OCI)
Simon Ferro, Esq. (Greenberg Traurig, P.A.)
Clerk of the Board

RECEIVED
DEPT. BUSINESS DEV.

2008 MAY -8 PM 1:55

MEMORANDUM MIAMI-DADE COUNTY

To: Penelope Townsley, Director
Small Business Development

Date: 8 May 2008

From: John McInnis
Assistant County Attorney

Subject: Project No. DB07-PARK-01
Southridge Park Stadium Bleachers, Phase II

This office has been asked whether proposals submitted by Art Design & Construction, Inc. (ADC), Zurqui Construction Services, Inc. (Zurqui), and Florida Construction & Engineering, Inc.(FCE), in response to the advertisement for the above-named project are "responsive" within the meaning of Miami-Dade County's community business enterprise program for architects and engineers (CBE-A/E), section 2-10.4.01, Code of Miami-Dade County. The Board of County Commissioners has established a 25% CBE goal for design component of this design-build project.[1] .

The bid documents, including the ordinance and participation provisions promulgated thereunder, require all respondents to submit a schedule of participation (SOP) and letter of intent (LOI) at the time of proposal submittal. The schedule of participation must list all CBEs to be utilized to meet the established goal, the professional service designation of the work each listed CBE is to perform, and the percentage of the total project such work represents. The SOP must be signed by the prime proposer. ***CBE Participation Provisions, E(2)(a)(i).*** Proposers are also required to submit a letter of intent from each CBE listed on the schedule of participation by 4:00 p.m. on the second business day following proposal submission. The letter of intent must be signed by the representative of the CBE subconsultant, and must indicate the CBE's capacity and intent to perform the designated professional service and the percentage of the total project represented by such work. ***CBE Participation Provisions, E(2)(a)(vi).*** The purpose of the joint SOP and LOI requirements is to provide assurances to the County that if the proposal is accepted, the prime proposer and each CBE subconsultant are in agreement as to the professional service designation of the work the CBE is to perform and the percentage of the total project such work represents.

Your department has advised that ADC submitted a proposal, including an SOP listing five (5) CBEs to satisfy the 25% CBE requirement. The firms listed on the SOP are Douglas Wood & Assoc.(to perform structural engineering for 8% of the project), V.E. Alvarez & Partners (electrical engineering at 6%), Engineering for Construction (mechanical engineering at 6%), CAS Engineering (civil engineering at 4%), and Savino & Miller Design (landscape architecture at 1% of the total project). The SOP is signed by John Colao, vice president. ADC's submittal also includes 5 LOIs, one for each of the above-named firms, which specify the scopes of work and the percentages of the project represented by each firm's participation. The submitted LOIs identify BEA International, Inc., (BEA), not ADC, as the proposer; however, this office has reviewed an organizational chart for ADC which shows that Mr. Colao is a senior vice-president of ADC, and vice-president of BEA. The organizational chart for the project shows that Mr. Colao is vice-president of BEA The information on the LOIs matches the information on the SOP. The LOIs, however, all incorrectly identify BEA as the proposer. This defect can be

[1] This document supersedes the determination issued by this office dated April 24, 2008.

addressed in a compliance meeting. Taken together, the SOP and the admittedly defective LOIs demonstrate concurrence between ADC and the various CBE subconsultants as to the professional service designation of the work each CBE is to perform and the percentage of the total project such work represents. Based on the foregoing, it is the determination of this office that ADC's bid is responsive.

The department has also inquired as to the proposal by Zurqui, which did not include the required SOP form, but did include a letter of interest, an executive summary listing Laura Perez and Associates, Inc. (Laura Perez), and Fraga Engineers (Fraga) as part of the team, and an organizational chart confirming the scope of work to be performed. There was, however, no document signed by Zurqui that indicated the percentage of the total project each CBE's work would represent. Zurqui's submittal did include LOIs from Laura Perez and Associates, Inc., to perform architecture and architectural construction management at 50%, and Fraga Engineers to perform general mechanical engineering and general electrical engineering at 15%; however, the LOIs, signed only by the CBE firms, do not represent a commitment by Zurqui to utilize the services of those CBEs. As previously stated, the purpose of the joint requirements of a properly completed SOP and accompanying LOIs is to provide the County assurance that the prime proposer and its CBE subconsultants are in agreement as to the professional service designation of the work each is to perform and the percentage of the total project such work represents. In the absence of evidence of such agreement, this proposal cannot be found to be "responsive" within the meaning of the CBE/A-E program. Based on the foregoing, it is the determination of this office that Zurqui's proposal is nonresponsive.

Finally, your staff has advised that FCE submitted a proposal that includes an SOP completed and signed by Itec Design, Inc. (Itec), a certified CBE firm, 2 LOIs from certified CBEs (M. Hajjar & Associates, Inc., and O'Leary Richards Design Associates, Inc.) submitted to FCE as the proposer and 1 LOI from a certified CBE (Louis J. Aguirre, P.E.) submitted to Itec as the proposer, as well as an organizational chart and letter of interest from FCE.[2] There was no LOI from Itec, a CBE subconsultant. The proposer in the instant case is FCE. There are no documents in FCE's submittal to suggest that FCE and Itec are participants in a legal joint venture or other legal entity. The SOP, nonetheless, identifies Itec Design as the proposer, and is signed by Arturo Griego on behalf of Itec. A properly completed SOP must be signed by the proposer, not a subconsultant. As stated previously, the purpose of the required SOP and LOI is to provide assurance to the County that if the proposal is accepted, the prime proposer and each CBE subconsultant are in agreement as to the professional service designation of the work the CBE is to perform and the percentage of the total project such work represents. Here, FCE's proposal provides the County no assurance that FCE, the proposer, and any of the CBE subconsultants listed on the SOP are in agreement as to the work to be performed or the percentage value of such work. Based on the foregoing, it is the determination of this office that FCE's proposal is nonresponsive.

[2] The SOP submitted with FCE's proposal lists Itec as the proposer to perform architectural services at 60% of the design fee; M. Hajjar & Associates to perform general structural and civil engineering at 17% of the design fee, Louis J. Aguirre & Associates to perform general mechanical and electrical engineering at 18% of the design fee, and O'Leary Richards Design & Associates to perform landscape architecture at 5% of the design fee.

CHISHOLM

July 22, 2008

M. Ivan Marroquin
Miami-Dade Park & Recreation
275 N.W. 2nd Street, 4th floor
Miami, Florida 33128

Re: Southridge Park – Stadium Bleachers, Phase II

Dear Mr. Marroquin:

We have reviewed the construction costs submitted by all the accepted 2nd Tier Bidders consisting of NAC Construction, Inc: $2,498,000; Bidder 2: $2,959,498; and Bidder 3: $3,089,948. When comparing these bids with the preliminary probable construction budget, dated October 10, 2006 and adjusted DBD breakdown – Construction dated November 17, 2006 of $3,165,377.67, the established estimate is within 3% of the highest bid. Based on the above information, the bids received are consistent with the established estimate.

Attached is the bid analysis of the NAC Construction, Inc Cost Breakdown. Please note for comparative purposes the design fee indicated in line item 17 of the established estimate was included within Division One of the analysis. In addition the established estimate included Owner provided equipment of $207,896.28 and a 15% allowance for overhead and profit. Based on the attached analysis, the NAC Construction, Inc bid appears reasonable and consistent with the current market conditions.

In conclusion, review of the NAC Construction, Inc Cost Breakdown demonstrates it is consistent with the scope of work outlined in the Design Criteria Package and the established estimate.

After performing the bid analysis, R.E. Chisholm Architects, Inc feels that the bid from NAC Construction, Inc is competitive and we recommend the Miami-Dade Park and Recreation Department awarding the project.

If you have any questions please do not hesitate to contact me.

Sincerely,

R.E. Chisholm Architects, Inc.

Matthew Polak, AIA
Vice President

REChisholm Architects, Inc. ■ 7254 Southwest 48th Street Miami, Florida 33155 ■ Architecture Planning Interiors
305. 661. 2070 F. 305. 661. 6090 ■ rec@chisholmarchitects.com ■ AR0007442 ID0003684

CHISHOLM

ARCHITECTS | PLANNERS | INTERIOR DESIGNERS
7254 SW 48 STREET | MIAMI, FL 33155
305.661.2070 | FAX: 305.661.6090

BID ANALYSIS
25-Jul-08

Project Name	Southridge Park - Stadium Bleachers, Phase II
OCI No.	DB07-PARK-01
P&R No.	600603-02-001

		A/E Preliminary Budget	NAC Construction, Inc.	% Difference	Explanation for Differences
Division	1	$445,518.15	$563,441.00	26.47%	Both A/E Preliminary Budget and NAC bid include design fee. General Conditions estimated at 8% I of Construction cost in Preliminary Budget and NAC Proposal has 12.55% general conditions.
Division	2	$563,666.65	$696,100.00	23.49%	NAC proposal based on actual market conditions at time of bid.
Division	3	$414,977.36	$309,930.00	-14.47%	A/E Preliminary Budget cost for masonry included in division 3.NAC proposal based on actual market conditions at time of bid.
Division	4	Included in Item 3 above	$45,000.00		
Division	5	$34,586.25	$43,270.00	25.11%	NAC proposal based on actual market conditions at time of bid.
Division	6	$114,505.85	$65,000.00	-43.23%	NAC proposal cost for trusses and cabinetry lower than estimated budget.
Division	7	$238,005.68	$54,000.00	-77.31%	NAC proposal cost for standing seam metal roof of $349.00/rfg.sq. is significantly lower than the engineer's estimate of $2,012.50/rfg.sq which appears to be high. Current actual market conditions are $700.00 /rfg.sq. for this type of roofing system.
Division	8	$24,210.38	$56,366.00	132.82%	NAC proposal based on actual market conditions at time of bid.
Division	9	$109,027.39	$130,125.00	19.35%	NAC proposal based on actual market conditions at time of bid.
Division	10	$39,601.26	$22,251.00	-43.81%	NAC proposal based on actual market conditions at time of bid.
Division	11	$207,896.28	N.I.C.	N/A	Owner purchases and provides this equipment.
Division	12	$288,218.75		-11.83%	For the estimate, Division 12 was used for the bleachers and pads while NAC placed these items in Division 13. At the time of bid opening, NAC's proposal reflects actual market conditions with possible vendor discounts instead of list prices used for the preliminary estimate.
Division	13		$254,117.00		
Division	14		NOT USED		
Division	15	$133,470.64	$153,400.00	14.93%	NAC proposal based on actual market conditions at time of bid.
Division	16	$138,817.68	$105,000.00	-24.36%	NAC proposal based on actual market conditions at time of bid.
Total		$2,752,502.32	$2,498,000.00	-9.25%	A/E Preliminary Budget includes Dividion 11 which is provided by owner.
15% O & P		$412,875.35	Not provided		
Total		$3,165,377.67	$2,498,000.00		

Notes
After performing the bid analysis, R. E. Chisholm Architects, Inc. feels that the bid from NAC Construction, Inc iscompetitive and we recommend the Miami-Dade Park and Recreation Department awarding the project."
Also note there are isowner provided equipment in Division 11; if the amount is removed from the calculation the percent difference between NAC and Chisholm becomes -1.8% instead of -9.25%.

41

ATTACHMENT 8

MEMORANDUM

MIAMI-DADE COUNTY

Date: 8/27/2007

To: George M. Burgess
County Manager

From: Jack Kardys
Interim Director
Park and Recreation Department

Attn: Ian H. Yorty
Director
Office of Capital Improvements

Subject: Request to Advertise for Southridge Park - Stadium Bleachers, Phase II - Project No: DB07-PARK-01; Contract No: 600603-02-001

Recommendation:

This Request to Advertise for a Design Build contract has been prepared by the Park and Recreation Department and is recommended for approval pursuant to Section 2-8.1 of the Code of Miami-Dade County.

Scope:

PROJECT NAME:	Southridge Park - Stadium Bleachers, Phase II
PROJECT NO:	DB07-PARK-01 GOB
CONTRACT NO:	600603-02-001
PROJECT DESCRIPTION:	To establish a contract for a Design-Build project where the successful firm will: 1. Design - Develop construction documents and obtain building permits based on the design criteria drawings provided. 2. Build - Construction components consists of a field building (restroom, ticketing, concessions and storage), stadium bleachers, parking, landscaping, walkways, lighting and fencing.
PROJECT LOCATION:	19355 SW 114 Ave, Miami, Florida 33157

PROJECT SITES:

LOCATION	DIST	ESTIMATE	T-S-R
#70380- 19355 SW 114 AVE 33157	9	$3,397,061.59	56-06-40

PRIMARY COMMISSION DISTRICT:	District 9 Dennis C. Moss
APPROVAL PATH:	Manager's Authority
USING DEPARTMENT:	Park and Recreation Department
MANAGING DEPARTMENT:	Park and Recreation Department

Funding Source/Fiscal Impact:

FUNDING SOURCE:

SOURCE	AMOUNT
GOB	$3,397,061.59

PTP FUNDING:	No
GOB FUNDING:	Yes

GOB PROJECT:	GOB PROJECT / DESCRIPTION	GOB ALLOCATION
	35-GOB - Southridge Park	$3,397,061.59

CAPITAL BUDGET PROJECTS:	BUDGET PROJECT / DESCRIPTION	RTA ESTIMATE
	932030-SOUTHRIDGE PARK - BUILDING BETTER COMMUNITIES BOND PROGRAM Book Page: 182 Funding Year: Proposed Capital Budget Book for FY 2007-08, 2008-09 Funds	$79,700.00
	932030-SOUTHRIDGE PARK - BUILDING BETTER COMMUNITIES BOND PROGRAM Book Page: 182 Funding Year: Proposed Capital Budget Book for FY 2007-08, 2009-10 Funds	$550,256.01
	932030-SOUTHRIDGE PARK - BUILDING BETTER COMMUNITIES BOND PROGRAM Book Page: 182 Funding Year: Proposed Capital Budget Book for FY 2007-08, 2010-2011 Funds	$1,663,105.88
	932030-SOUTHRIDGE PARK - BUILDING BETTER COMMUNITIES BOND PROGRAM Book Page: 182 Funding Year: Proposed Capital Budget Book for FY 2007-08, 2011-2012 Funds	$804,000.00
	9348801-SOUTHRIDGE PARK IMPROVEMENTS Book Page: 183 Funding Year: Proposed Capital Budget Book for FY 2007-08, Prior Year Funds	$300,000.00
	Project Totals:	$3,397,061.89

PROJECT TECHNICAL CERTIFICATION REQUIREMENTS:

TYPE	CODE	DESCRIPTION
Prime	14.00	ARCHITECTURE
Prime	18.00	ARCHITECTURAL CONSTRUCTION MANAGEMENT
Other	11.00	GENERAL STRUCTURAL ENGINEERING
Other	12.00	GENERAL MECHANICAL ENGINEERING
Other	13.00	GENERAL ELECTRICAL ENGINEERING
Other	16.00	GENERAL CIVIL ENGINEERING
Other	20.00	LANDSCAPE ARCHITECTURE

AGREEMENT PERIOD: 605 Calendar Days

AGREEMENT CONTINGENCY PERIOD: 61

IG FEE INCLUDED IN BASE CONTRACT: Yes

ART IN PUBLIC PLACES: Yes

BASE ESTIMATE: $3,165,377.67 Sum of [Build - $3,022,902.08 and Design - $142,475.59]

CONTINGENCY ALLOWANCE (SECTION 2-8.1 MIAMI DADE COUNTY CODE):	TYPE	PERCENT	AMOUNT	COMMENT
	Design Build	5%	$158,268.88	
ART IN PUBLIC PLACES :	$47,610.71	1.50%		of Base Estimate and Contingency for Build portion
ART IN PUBLIC PLACES :	$2,243.99	1.50%		of Base Estimate and Contingency for Design
PERMIT FEES :	$22,671.77	0.75%		of Base Estimate for Build portion
DESIGN REIMBURSABLES :	$888.57	0.62%		of Base Estimate for Design portion. These reimbursables are for copies, courier services, and postage.
TOTAL DEDICATED ALLOWANCE:	$73,415.04			
COST ESTIMATE:	$3,397,061.59			

Track Record / Monitor

EXPLANATION Information will be provided at the time of Award

MINIMUM QUALIFICATIONS EXCEED LEGAL REQUIREMENTS: No

REVIEW COMMITTEE: **MEETING DATE:** 5/9/2007 **SIGNOFF DATE:** 5/9/2007

RESPONSIBLE WAGES: Yes

REVIEW COMMITTEE ASSIGNED CONTRACT MEASURES:

MEASURE	GOAL	COMMENT
CSBE	20.00% Applicable	
CBE	25.00% Applicable	
CWF	10.00% Applicable	

MANDATORY CLEARING HOUSE: No

CONTRACT MANAGER NAME/PHONE/EMAIL: Andrew Burgess 305-755-7817 aburges@miamidade.gov

PROJECT MANAGER NAME/PHONE/EMAIL: Ivan Marroquin (305) 755-7858 IvanM@miamidade.gov

Background

BACKGROUND: The purpose of this Design-Build project is to provide additional stadium seating areas to accommodate paying spectators while they watch the athletic events like football, track & field, soccer and others hosted by Southridge Park. Since the new stadium bleachers would be located on the opposite side, a field building with additional restrooms, ticketing, concessions area and storage are necessary to accommodate the spectators on that side. Additional parking, walkways and lighting with landscaping will complete the project.

DEPARTMENT SELECTION COMMITTEE RECOMMENDATIONS:

COMMITTEE MEMBER & TITLE	YEAR HIRED	GENDER / ETHNICITY	EDUCATION	PROFESSIONAL LICENSES
Gloria Gonzalez-Gandolfi	2002	F/H	Master of Science in Construction Management	Registered Architect

Ramiro Palma 1993 M/H Master of Architecture Registered Architect

DEPARTMENT FINANCE: L. Leahy 8/31/07

DEPT FINANCE OFFICER: **DATE:**

INDEX CODES: GOB Series "B" (FY2007-08) - TBD, GOB Series "C" (FY2008-09) - TBD, GOB Series "C" (FY2009-10) - TBD, GOB Series "D" (FY2010-11) - TBD, SNP05 (FY2007-08) - CPE357935179

BUDGET APPROVAL FUNDS AVAILABLE: for JLM [signature] 10-11-07 * see note ① ②

OSBM DIRECTOR **DATE**

CAPITAL IMPROVEMENTS CONCURRENCE: * GN 10/23 [signature] 10/23/07

OCI DIRECTOR **DATE**

[signature] 10/26/07

ASSISTANT COUNTY MANAGER **DATE**

CLERK DATE _____

DATE

* PARKS WILL SUBMIT ACCELERATION REQUEST.

G.N. 10/23

① * FOR RTA ONLY: DEPT CANNOT AWARD UNTIL BOARD HAS BEEN UPDATED ON CHANGE (FAILURE TO INCLUDE IN CHANGE MEMO AT BUDGET HEARING) IN OCI QUARTERLY REPORT

② OSBM WILL UPDATE CAPITAL w/ MID YEAR AMENDMENT

DBD
DEPARTMENT OF BUSINESS DEVELOPMENT

MIAMI DADE COUNTY
Firm History Report

From: N/A **To:** N/A

FIRM NAME: NAC CONSTRUCTION, INC.
9065 SW 87th Ave, Suite 1036
Miami, FL 33176

PRIMES

PROJECT #	CONTRACT	DEPT.	MEASURES	AWARD DATE	AWARD AMOUNT
* 97020	1	PR	GOAL CSBE 25%	12/10/2001	$1,314,101.00
SOUTHRIDGE PARK FIELD HOUSE AND BLEACHERS (SIC 15)					
Change Order # 1	DEC-17-02	60 days			$168,719.96
Change Order # 2	SEP-11-03	45 days			$1,249.89
					$1,484,070.85

Total Award Amount	$1,314,101.00
Total Change Orders Approved by BCC	$169,969.85
	$1,484,070.85

ATTACHMENT 9

46

* Indicates closed or expired contracts

ATTACHMENT 10

DBD
DEPARTMENT OF BUSINESS DEVELOPMENT

Dept. of Business Development
Project Worksheet

Project/Contract Title: SOUTHRIDGE PARK - STADIUM BLEACHERS, PHASE II (SIC 871)
Project/Contract No: DB07-PARK-01 (DESIGN)
Department: PARKS & RECREATION
Estimated Cost of Project/Bid: $152,732.00
Description of Project/Bid: TO ESTABLISH A CONTRACT FOR A DESIGN-BUILD PROJECT WHERE THE DESIGN-BUILDER WILL DEVELOP CONSTRUCTION DOCUMENTS BASED ON THE DESIGN DEVELOPMENT DRAWINGS PROVIDED.

Funding Source: GOB

RC Date: 05/09/200
Item No: 4-0
Resubmittal Date(s): 04/18/20

Contract Measures Recommendation

Measure	Program	Goal Percent
Goal	CBE	25.13%

Reason for Recommendation

This project meets all the criteria set forth in A.O. 3-32, Section V.

Funding source: General Obligation Bonds

Reason for resubmittal: The estimated cost of the design portion increased from $142,476.00 to $152,731.93.

SIC 871 - Architectural and Engineering Services

Analysis for Recommendation of Goal

Subtrade	Cat.	Estimated Value	% of Items to Base Bid	Availability
GENERAL MECHANICAL ENGINEERING	CBE	$26,162.99	17.13%	24
LANDSCAPE ARCHITECTURE	CBE	$12,218.56	8.00%	7
	Total	$38,381.55	25.13%	

Living Wages: YES [ ] NO [X] **Highway:** YES [ ] NO [X] **Heavy Construction:** YES [ ] NO [X]
Responsible Wages: YES [ ] NO [X] **Building:** YES [ ] NO [X]

Ordinance 90-143 is applicable to all construction projects over $100,000 that do not utilize Federal Funds

REVIEW COMMITTEE RECOMMENDATION

Tier 1 Set Aside _____

Set Aside _____ **Level 1** _____ **Level 2** _____ **Level 3** _____

Trade Set Aside (MCC) _____ **Goal** 25% **Bid Preference** _____

No Measure _____ **Deferred** _____ **Selection Factor** _____

[signature] 5.9.07
Chairperson, Review Committee Date County Manager Date

DBDR0000 v. 20051019

ATTACHMENT A

DBD DEPARTMENT OF BUSINESS DEVELOPMENT

Dept. of Business Development

Project Worksheet

Project/Contract Title:	SOUTHRIDGE PARK-STADIUM BLEACHERS, PHASE II (SIC 15)	**RC Date:**	05/09/2007
Project/Contract No:	DB07-PARK-01 (BUILD)	**Funding Source:**	**Item No:** 4-01
Department:	PARKS & RECREATION	GOB	**Resubmittal Date(s):** 04/18/200
Estimated Cost of Project/Bid:	$3,244,329.00		
Description of Project/Bid:	To establish a contract for the Design/Build of stadium bleachers at Southridge Park. Construction components consist of a field building (restrooms, ticketing, concessions, and storage) stadium bleachers, parking, landscaping, walkways, lighting and fencing.		

Contract Measure Recommendations

Measure	Program	Goal Percent
Goal	CSBE	20.27%
Workforce Goal	CWP	10.00%

Reasons for Recommendation

An analysis of the factors contained in section VI C of Administrative Order 3-22 indicate that a 20% goal is appropriate for this project in the trade categories of Painting and Wall Covering Contractors (painting - .99%), Electrical Contractors (electrical - 1.87%), Concrete Contractors (concrete - 3.70%), Plumbing, Heating and Air Conditioning Contractors (plumbing, heating, A/C - 1.84%) and Drywall, Plastering, Acoustical and Insulation Contractors (thermal and moisture protection - 11.87%).

*The total estimated construction cost has decreased from 3,508,203.83 to 3,244,329.65. The CSBE goal has increased from 19% to 20%. This project was previously presented before the 04/18/2007 Review Committee.

*This project is located within the South Enterprise Zone and the South Miami Heights CDBG Eligible Block Group.

CWP Estimated Workforce: 7

CWP Workforce Recommendation: 1

CWP Designated Target Areas: Enterprise Zones, CDBG Eligible Block Groups

Analysis of Recommendations of Goals

Subtrade	Cat.	Estimated Value	% of Items to Base Bid	Availability
Drywall, Plastering, Acoustical, and Insulation Contractors	CSBE	$385,101.85	11.87%	18
Concrete Contractors	CSBE	$120,040.17	3.70%	19
Plumbing, Heating, and Air-Conditioning Contractors	CSBE	$59,695.65	1.84%	23
Painting and Wall Covering Contractors	CSBE	$32,118.86	0.99%	35
Electrical Contractors	CSBE	$60,668.95	1.87%	40
	Total	$657,625.49	20.27%	

Living Wages: YES [ ] NO [X] **Highway:** YES [ ] NO [X] **Heavy Construction:** YES [ ] NO [X]

Responsible Wages: YES [X] NO [ ] **Building:** YES [X] NO [ ]

Ordinance 90-143 is applicable to all construction projects over $100,000 that do not utilize Federal Funds

REVIEW COMMITTEE RECOMMENDATION

Tier 1 Set Aside

Set Aside _____ Level 1 _____ Level 2 _____ Level 3 _____

Trade Set Aside (MCC) _____ Goal 20% CSBE 10% CWP Bid Preference _____

No Measure _____ Deferred _____ Selection Factor _____

[signature] 5/9/2007

Chairperson, Review Committee Date

County Manager Date

DBDR0090 v 20051019