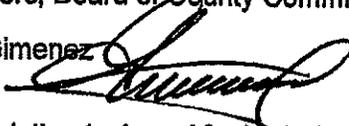


Memorandum



Date: April 16, 2013

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Recommendation to Award for Historic Hampton House Restoration

Agenda Item No. 8(F)(1)

Resolution No. R-292-13

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the award of *Contract Z000110-C, Historic Hampton House Restoration* to Link Construction Group, Inc. (Link) in an amount not to exceed \$6,605,178.

The Historic Hampton House (Hampton House) project, championed by Commissioner Audrey M. Edmonson, is of significant importance to the entire community, particularly the residents of Commission District 3. I have therefore directed staff to ensure its timely completion.

Scope

The project is located at 4200 NW 27 Avenue, Miami, FL 33142, in Commission District 3, which is represented by Commissioner Audrey M. Edmonson.

Fiscal Impact/Funding Source

The total Hampton House Restoration Project budget is \$9,016,000, which consists of land/building acquisition, planning and design, construction, construction management, and contingency, covered by \$6,500,000 of Building Better Communities – General Obligation Bond (BBC-GOB) funding and \$2,516,000 of Community Development Block Grant (CDBG) funding. The CDBG funding portion includes the additional \$1.2 million that was approved by the Board at its meeting of March 5, 2013.

This item pertains solely to the award of the construction contract portion of the project, and is a subset of the overall project budget referenced above. More specifically, the construction contract award totals \$6,605,178, comprised of approximately \$5,634,000 in BBC-GOB and \$971,178 in CDBG funds and is listed as funded in the FY 2012-13 Adopted Capital Budget Book, Volume 3, page 292.

Track Record/Monitoring

Tommye Weatherspoon of the Internal Services Department (ISD) will monitor this contract.

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. No additional authority is being requested in this item.

Vendor Recommended for Award

An Advertisement for Bids was issued under full and open competition on October 9, 2012, and a total of seven bids were received and opened on December 12, 2012.

Awardee	Address	Principal
Link Construction Group, Inc.	7003 N. Waterway Dr., Suite 218 Miami, FL, 33155	Guillermo Fernandez, President

Vendors Not Recommended for Award

Proposer(s)	Reason for Not Recommending
Edgewater Construction Group, Inc.	Vendor's offer was determined to be non-responsible
West Construction, Inc.	Vendor withdrew its offer
Ortega Juneau, LLC	Vendor's offer was higher than the recommended awardee's
TGSV Enterprises, Inc.	Vendor's offer was higher than the recommended awardee's
Trigram GC	Vendor's offer was higher than the recommended awardee's
Munilla Construction Management dba MCM Corp.	Vendor's offer was higher than the recommended awardee's

Background

Hampton House was designated a historic site by the Historic Preservation Board of Miami-Dade County on April 17, 2002. Restoration of the Hampton House, which consists of the restoration of a two-story, 22,000 square foot structure, will create a multi-purpose facility for the Brownsville community and adjacent neighborhoods. This project was included as part of the BBC-GOB Program approved by Miami-Dade County voters on November 2, 2004.

The County received seven bids. ISD staff conducted a responsiveness review of the offers submitted by the apparent three lowest bidders: Edgewater Construction Group, Inc. (Edgewater), West Construction, Inc. (West) and Link. Simultaneously, staff from the Office of Historic Preservation and the Regulatory and Economic Resources departments, conducted a review of the offers tendered for compliance with the Secretary of the Interior's Standards for Rehabilitation.

During the negotiations meetings with Edgewater, the apparent low-bidder failed to include interior finishes in their bid. As a result, the County notified Edgewater that its bid was not responsible. The apparent second-lowest bidder, West, withdrew their bid. As a result, the County entered into negotiations with Link, the responsive and responsible lowest bidder. As such, Board approval of this item is requested.

Attachments



Russell Benford
Deputy Mayor



MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: April 16, 2013

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 8(F)(1)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(1)
4-16-13

RESOLUTION NO. R-292-13

RESOLUTION APPROVING A CONTRACT AWARD RECOMMENDATION IN THE AMOUNT OF \$6,605,178.00 TO LINK CONSTRUCTION GROUP, INC. FOR THE HISTORIC HAMPTON HOUSE RESTORATION, BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NUMBER 255 – "HISTORIC HAMPTON HOUSE RESTORATION"; (PROJECT NO. Z000110 GOB ESP; CONTRACT NO: Z000110)

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board approves a Contract Award Recommendation in the amount of \$6,605,178.00 between Link Construction Group, Inc. and Miami-Dade County for the Historic Hampton House Restoration (Project No. Z000110 GOB ESP; Contract No: Z000110), in substantially the form attached hereto and made a part hereof.

The foregoing resolution was offered by Commissioner **Audrey Edmonson**, who moved its adoption. The motion was seconded by Commissioner **Jean Monestime** and upon being put to a vote, the vote was as follows:

	Rebeca Sosa, Chairwoman	aye
	Lynda Bell, Vice Chair	aye
Bruno A. Barreiro	aye	Esteban L. Bovo, Jr. aye
Jose "Pepe" Diaz	aye	Audrey M. Edmonson aye
Sally A. Heyman	aye	Barbara J. Jordan aye
Jean Monestime	aye	Dennis C. Moss aye
Sen. Javier D. Souto	aye	Xavier L. Suarez absent
Juan C. Zapata	aye	

The Chairperson thereupon declared the resolution duly passed and adopted this 16th day of April, 2013. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS



HARVEY RUVIN, CLERK

By: **Christopher Agrippa**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

HB/

Hugo Benitez

ATTACHMENT 1

PROJECT NAME: Historic Hampton House Restoration

PROJECT NO: Z000110 GOB ESP

CONTRACT NO: Z000110

PROJECT DESCRIPTION: This project consists of the restoration of a two-story 22,000 square foot structure. All work carried out must ensure the preservation of the site, building, and other structures on the property. The approach taken must identify and preserve all visual and tangible aspects of the historic building and must embody important goals; the preservation of historic materials and the building's distinguishing character, while at the same time adapting it to its new use as a multi-use center of social and cultural life for the local community. All work must comply with Miami-Dade County's Historic Preservation Ordinance and the Secretary of Interior's Standards for Restoration and Rehabilitation.

PROJECT LOCATION: 4200 NW 27th Avenue, Miami, FL 33142

PRIMARY COMMISSION DISTRICT: District 3 Audrey M. Edmonson

PROJECT SITES:	<u>SITE #</u>	<u>LOCATION</u>	<u>DIST</u>	<u>ESTIMATE</u>	<u>T-S-R</u>
	#76660	4200 NW 27th Avenue, Miami, FL 33142	3	\$6,605,178	53-22-41

APPROVAL PATH: Board of County Commissioners. This project is included in the Economic Stimulus Plan. This recommendation for award, however, requires Board approval since the base value of the propose contract exceeds the base estimate by more than 10 percent.

USING DEPARTMENT: Public Housing and Community Development

MANAGING DEPARTMENT: Internal Services Department

Fiscal Impact / Funding Source

FUNDING SOURCE:	SOURCE	PROJECT NO.	SITE NO.	AMOUNT
	Building Better Communities GOB Program	115959	76660	\$5,634,000
	Community Development Block Grant (CDBG)	115959	76660	\$971,178

Total Funding: \$6,605,178

PTP FUNDING: No

GOB FUNDING: Yes

ARRA FUNDING: No

ATTACHMENT 1

CAPITAL BUDGET PROJECT

CAPITAL BUDGET PROJECT # - DESCRIPTION

AWARD ESTIMATE
\$5,634,000

115959 - HISTORIC HAMPTON HOUSE RESTORATION
Book Page:292 Funding Year: Adopted Capital Budget Book for FY 2012-13, All Years' Funding, Building Better Communities (BBC GOB)

115959 - HISTORIC HAMPTON HOUSE RESTORATION
Book Page:292 Funding Year: Adopted Capital Budget Book for FY 2012-13, All Years' Funding, Community Development Block Grant (CDBG)

\$971,178

GOB PROJECT:

GOB PROJECT # - DESCRIPTION

GOB AWARD ESTIMATE
\$5,634,000

255 - Historic Hampton House Restoration

PROJECT TECHNICAL CERTIFICATION REQUIREMENTS:

Miami-Dade County Contractor's Certification is required in one of the following categories: General Building, General Engineering, or other categories as applicable to Chapter 10 of the Miami-Dade County Code, or State of Florida General Contractor's License.

In addition, ISD requires that all work must comply with Miami-Dade County's Historic Preservation Ordinance and the Secretary of Interior Standards for Restoration and Rehabilitation.

BID PACKAGES ISSUED: 20

BID RECEIVED: 7

TOTAL CONTRACT PERIOD: 579 days To Final Acceptance (including punch list work). Excludes Warranty Administration period and time allotted to County staff for review of deliverables.

CONTINGENCY PERIOD: 58 days

IG FEE INCLUDED IN BASE CONTRACT: Yes

ART IN PUBLIC PLACES: No

BASE ESTIMATE: \$4,744,859

BASE CONTRACT AMOUNT: \$5,897,480 (*)

CONTINGENCY ALLOWANCE (SECTION 2-8.1 MIAMI DADE COUNTY CODE):	AMOUNT	TYPE	PERCENT	COMMENT
	\$589,748	Renovation	10% of Base Estimate	County Ordinance 00-65

PERMIT FEES:	\$117,950		2% of Base Estimate	Permit-related expenses
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TOTAL DEDICATED ALLOWANCE: \$117,950

ATTACHMENT 1

TOTAL AMOUNT: \$6,605,178

(*) The original base bid price of \$5,992,000 was negotiated between ISD and Link and reduced to \$5,897,480. As indicated in Section 00300, Proposal Form, the base contract amount included a deductive alternate in the amount of \$44,482 to reflect the Completed Value Builders' Risk Insurance on an "all risk" basis. At the sole discretion of the County, this item may be removed from the base contract amount.

Track Record/Monitor

SBD HISTORY OF VIOLATIONS: None

EXPLANATION: Link Construction Group, Inc. has provided evidence of over 11 years of experience as a general contractor in construction work, five of them involving restoration work similar to the one required under this contract. Staff from the County's Historic Preservation Board conducted a compliance review on projects submitted by the selected contractor as proof of previous experience. Based on references submitted by the selected contractor, the findings were determined to be acceptable for the purposes of meeting the responsibility requirements set forth in the bid documents (copy attached). Available records for three contracts with Miami-Dade County were also reviewed (two completed projects and one at 15% completion). No performance evaluations on Link Construction Group, Inc. are available through the County's Capital Improvements Information System (CIIS). In addition, County staff further exercised due diligence by obtaining both Dun & Bradstreet (D&B) and PACER reports (copy attached) on Link Construction Group, Inc. in order to examine the firm's financial and legal standings, which were determined to be acceptable. Please refer to accompanying negotiation meetings' memoranda for further details.

BID OPEN DATE: 3/28/2012

BID BOND EXPIRES: 6/12/2013

BID VALID UNTIL: 6/12/2013

ESTIMATED NOTICE TO PROCEED: 5/1/2013

PRIME CONTRACTOR: Link Construction Group, Inc.

COMPANY PRINCIPAL: Guillermo Fernandez, President

COMPANY QUALIFIERS: Miguel Angel Cerra, Certified General Contractor (CGC) License No. 059565

COMPANY EMAIL ADDRESS: gfernandez@linkconstructiongroup.net

COMPANY STREET ADDRESS: 7003 N. Waterway Dr., Suite No. 218

COMPANY CITY-STATE-ZIP: Miami, FL 33155

ATTACHMENT 1

YEARS IN BUSINESS: 11

PREVIOUS CONTRACTS WITH COUNTY IN THE LAST FIVE YEARS: A Firm History Report from the Department of Regulatory and Economic Resources, Division of Small Business Development reflects that Link Construction Group, Inc. has been awarded one (1) contract with the County in the last five years. The awarded contract amount is \$2,464,413; no change orders have been processed to date.

SUB CONTRACTORS AND SUPPLIERS (SECTION 10-34 MIAMI DADE COUNTY CODE): Florida Lemark (Concrete/Steel)
Thunder Electric (Electrical)
A&P Mechanical (Mechanical/Heating, Ventilation and Air Conditioning)
Proglass Systems, LLC (Glazing/Store Front)
C.L. Elias Construction, Inc. (Drywall)
Al Hill Enterprise Corporation (Plumbing)
A comprehensive Subcontractor and Supplier Listing Form has been submitted by Link, and is hereby attached.

MINIMUM QUALIFICATIONS EXCEED LEGAL REQUIREMENTS: Yes. The County requires that the selected General Contractor can demonstrate having restored, at a minimum, two (2) private or public facilities, preferably commercial in nature or commissioned by a government or municipality, within the past ten (10) years.

STANDARD PAYMENT AND PERFORMANCE BOND: Yes. Progress Payment, Payment and Performance Bond.

REVIEW COMMITTEE:	MEETING DATE: 8/23/2011	SIGNOFF DATE: 9/2/2011
	RESUBMIT DATE: 12/6/2011	RESUBMIT DATE: 12/7/2011
	RESUBMIT DATE: 1/6/2012	RESUBMIT DATE: 1/9/2012

APPLICABLE WAGES: (RESOLUTION No. R-54-10) Yes

REVIEW COMMITTEE ASSIGNED CONTRACT MEASURES:	TYPE	GOAL	ESTIMATED VALUE	COMMENT
	CSBE	0.00%	\$0.00	N/A
	CBE	0.00%	\$0.00	N/A
	DBE	0.00%	\$0.00	N/A
	CWP	0.00%	0	N/A

MANDATORY CLEARING HOUSE: Yes

CONTRACT MANAGER NAME/PHONE/E-MAIL: Lillian D. Garcia 305-375-3913 GarciaD@miamidade.gov

PROJECT MANAGER NAME/PHONE/E-MAIL: Marc La France 305-375-1197 LaFraM@miamidade.gov