

Memorandum



Date: December 30, 2011

To: Jack Osterholt, Interim Director
Sustainability, Planning and Economic Enhancement

From: Fernando V. Ponassi, MA Arch., LEED® AP BD+C
Manager, Contracts Administration Section
Design & Construction Services Division
Internal Services Department

Subject: Notice of Design-Build Project - Revision to Original Submission
Contract No. DB10-GSA-02/ISD Project No. Z000105 GOB ESP, Design-Build
services to Renovate/Retrofit of Existing Mental Health Facility

RECOMMENDATION

Internal Services Department (ISD) is requesting that the subject re-submission be reviewed by your office for Community Business Enterprise (CBE) measures for the design portion of the project, and Community Small Business Enterprise (CSBE) measures for the construction portion of the project. Please note, this is a re-submission of the original request dated November 25, 2010, and approved by SBD on December 10, 2010, since ISD did not advertise this solicitation within the six months allotted for that purpose.

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DEPT. OF CORRECTIONS AND REHABILITATION
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BACKGROUND

The existing vacant South Florida Evaluation and Treatment Center located at 2200 NW 7th Avenue will be renovated and upgraded for legal occupancy as a secure Mental Health Detention Facility for the Miami-Dade Department of Corrections and Rehabilitation. The existing 1st and 2nd floors shall be reconfigured/renovated for general entry and secured entry, inmate processing, staff support/administrative and security areas, food storage areas, and video visitation. The 3rd floor is a mechanical floor which will be renovated. Inmate cells and support spaces located on floors 6-7 will be renovated as well. Similar renovation efforts for inmate cells and staff support spaces located on floors 4 and 5 may be considered at the sole discretion of the County. All mechanical, plumbing, electrical, building management, and fire safety systems and components are to be upgraded. The professional disciplines involved in the design portion of this project will be as follows:

A&E Technical Certification Categories

Description	Amount (Basic Scope)	Amount (Alternate 4 th & 5 th Floors)	Percentage
11.00 General Structural Engineering	\$16,800.00	\$5,500.00	3%
12.00 General Mechanical Engineering	\$140,000.00	\$46,300.00	25%
13.00 General Electrical Engineering	\$140,000.00	\$46,300.00	25%
14.00 Architecture	\$168,000.00	\$55,500.00	30%
16.00 General Civil Engineering	\$11,200.00	\$3,700.00	2%
17.00 Engineering Construction Management	\$44,800.00	\$14,800.00	8%
18.00 Architectural Construction Management	\$28,000.00	\$9,300.00	5%
22.00 ADA Title II Consultant	\$11,200.00	\$3,600.00	2%
Total Estimated Design Fees	\$560,000.00	\$185,000.00	100%

Minimum Experience and Qualification/Design Team

- 1) Categories 14.00 and 18.00: It is preferred that the design team-leader can demonstrate experience having designed at least one (1) correctional facility, which has been built within ten (10) years prior to the submittal date of this solicitation, with a total project cost of \$3 million.
- 2) Categories 12:00 and 13:00:
 - a) The sub-consultant providing Mechanical and Electrical engineering services to the design team must demonstrate to have participated in the design of at least one (1) project involving fire alarm systems, building management systems, and/or smoke evacuation systems with a total project cost of \$3 million;
 - b) The sub-consultant providing Mechanical and Electrical engineering services to the design team must demonstrate to have participated in the design of at least one (1) correctional facility, which has been built within ten (10) years prior to the submittal date of this solicitation, with a total project cost of \$3 million.
- 3) Category 17:00:
 - a) The sub-consultant providing Engineering Construction Management services to the design team is preferred to have participated in the construction management of at least one (1) project involving fire alarms, building management systems, and/or smoke evacuation systems with a total project cost of \$3 million;
 - b) The sub-consultant providing Engineering Construction Management services to the design team is preferred to have participated in the construction management of at least one (1) correctional facility, which has been built within ten (10) years prior to the submittal date of this solicitation, with a total project cost of \$3 million.
- 4) Category 22:00: The sub-consultant providing ADA Title II consulting services to the design team is preferred to have participated in at least one (1) project of similar size and complexity.

Please have prospective CBE firms provide the project names, dollar values, and contract names of the projects worked on.

Minimum Experience and Qualification/Build Team

The applicable trades for the construction portion of the project will consist of Concrete and Masonry; Framing, Drywall and Finishing; Painting; Heating, Ventilation and Air Conditioning Systems; Building Management Systems; Electrical/Electronic Systems; Security Systems; and Fire Protection. It is preferred that the selected General Contractor (GC) can demonstrate experience having built at least one (1) correctional facility within ten (10) years prior to the submittal date of this solicitation. The GC shall also have verifiable experience in fast track delivery for remodel/renovations. The GC shall also have verifiable experience in fast track delivery for remodel/renovations.

Please have prospective GC firms provide the project names, dollar values, and contract names of the projects they have worked on. For further details, please see attached Departmental Input Construction Contract/Project Measure Analysis and Recommendation.

If additional information is required, please feel free to contact Asael Marrero at 305-375-1115.

cc.:	Lester Sola, Director, ISD	Faith Samuels, Capital Improvements, ISD
	Wendi J. Norris, ISD	Laurie Johnson, SPEE
	Jose R. Perez, AIA, LEED@AP, Director, DCSD, ISD	Ileana Quintana, SPEE
	Asael Marrero, AIA, Manager, AES, ISD	Vivian Walters, SPEE
	Luisa Millan, Capital Improvements, ISD	Project File

DEPARTMENT INPUT
CONSTRUCTION CONTRACT/PROJECT MEASURE ANALYSIS AND RECOMMENDATION

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

PROJECT INFORMATION See attachment

Contract/Project/*Work Order No.: Z000105

Contract/Project Title: Design-Build services to Renovate/Retrofit of Existing Mental Health Facility

Description/Scope of Work: The Mental Health facility will house inmates for various mental and psychological evaluation and treatment. The building shall be renovated and modified to comply with all applicable codes and standards for correctional facility which include but limited to mechanical, life safety/fire protection, ADA and security.

Estimated Cost: \$7,000,000 Funding Source: Capital Index Code CPD193OC6399

Location of Project: 2200 NW 7th Avenue, Miami, Florida 33127

PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CWP) See attachment

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

Trade/Skills Required	Est. # of workforce required per trade	Est. # of total days to complete job
01. General Requirements	5	90
02. Site Construction	2	45
03. Concrete	2	30
04. Masonry and Stone	2	30
05. Metal	1	30
06. Wood and Plastic	10	60
07. Thermal and Moisture Protection	3	90
08. Doors and Windows	5	120
09. Finishes	5	45
10. Specialties	4	60
11. Equipment	2	60
12. Furnishings	3	30
13. Special Construction	N/A	N/A
14. Conveying Systems	N/A	N/A
15. Mechanical	10	180
16. Electrical	10	180

Comments: N/A

PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CSBE) See attachment

Sub-Trade	Estimated Cost	% of Item to Base Bid	Availability
01. General Requirements	\$700,000	10%	
02. Site Construction			
02.01 Earthwork	\$140,000	2%	
02.02 Paving & Drainage	\$70,000	1%	
02.03 Site Utilities	\$70,000	1%	
02.04 Landscaping/Irrigation	\$80,000	1%	
03. Concrete	\$100,000	1%	
04. Masonry and Stone	\$100,000	1%	

05.	Metal	\$70,000	1%	
06.	Wood and Plastic	\$160,000	2%	
07.	Thermal and Moisture Protection	\$190,000	3%	
08.	Doors and Windows	\$900,000	13%	
09.	Finishes			
	09.01 Metal Framing/Gypsum Board	\$80,000	1%	
	09.02 Stucco/Cladding	\$60,000	1%	
	09.03 Tile	\$60,000	1%	
	09.04 Painting	\$60,000	1%	
	09.05 Acoustical Treatments	\$60,000	1%	
10.	Specialties	N/A	N/A	
11.	Equipment	N/A	N/A	
12.	Furnishings	N/A	N/A	
13.	Special Construction	N/A	N/A	
14.	Conveying Systems	N/A	N/A	
15.	Mechanical			
	15.01 Plumbing	\$800,000	11%	
	15.02 Heating/Ventilating/Air-Conditioning	\$1,300,000	19%	
16.	Electrical	\$2,000,000	29%	
ESTIMATED CONSTRUCTION COST		\$7,000,000	100%	
ADDITIONAL ITEMS - ALTERNATES/ADDS-ON				
Sub-Trade		Estimated Cost	% of Item to Base Bid	Availability
01.	General Requirements	\$185,000	5%	
02.	Site Construction	\$90,000	3%	
03.	Concrete	\$20,000	1%	
04.	Masonry and Stone	\$20,000	1%	
05.	Metal	\$20,000	1%	
06.	Wood and Plastic	\$40,000	1%	
07.	Thermal and Moisture Protection	\$55,000	2%	
08.	Doors and Windows	\$240,000	7%	
09.	Finishes	\$90,000	3%	
10.	Specialties	N/A	N/A	
11.	Equipment			
	11.05 Security System	\$1,600,000	46%	
12.	Furnishings	N/A	N/A	
13.	Special Construction	N/A	N/A	
14.	Conveying Systems	N/A	N/A	
15.	Mechanical			
	15.01 Plumbing	\$200,000	6%	
	15.02 Heating/Ventilating/Air-Conditioning	\$350,000	10%	
16.	Electrical	\$540,000	16%	
ESTIMATED CONSTRUCTION COST FOR ALTERNATES/ADDS-ON		\$ 3,450,000	100%	

RECOMMENDATION

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

Basis for Recommendation: ISD recommends that the original measures of 15.00% CBE goal and 21.00% CSBE goal be maintained for this re-submission.

Date re-submitted to SBD/SPEE: 12/22/2011

Contact Person: Lillian Garcia, Capital Projects Coordinator, DCSD, ISD

Telephone No.: 305-375-3913