

Date: January 24, 2023

To: Gary T. Hartfield, Division Director
Small Business Development Division
Strategic Procurement Department

From: Michael Liu, Director 
Public Housing and Community Development Department

Subject: Notice of Design-Build Services:
SPD Project No. DB23-PHCD-01 GOB
Development of Senior Housing at the Westchester
Regional Library Site.

RECOMMENDATION

Public Housing and Community Development Department (PHCD) Development Division staff completed the review of the subject Design-Build Services in accordance with the applicable provisions of Implementing Order 3-22 and recommends the following Small Business Enterprise - Construction (SBE-CONST), Small Business Enterprise – Services (SBE-S) and Small Business Enterprise – Architecture & Engineering (SBE-A/E) measures. A Community Workforce Program (CWP) goal, if applicable, is to be determined by Small Business Development.

Engineer Project Base Cost Estimate (Including Contingency):	\$6,267,665.80 (Construction) \$393,967.56 (Design)
SBE-A/E	8.0%
SBE-CONST Measure:	20.0%
SBE-S Measure:	0.6%
CWP:	As Applicable

SCOPE OF WORK

Work includes furnishing all professional services, supervision, labor, materials, equipment, tools and performing all operations required to design and construct the Work in accordance with the Design Criteria Package. The scope of work includes all design and construction services, including permitting, utility coordination, project coordination, and other requirements necessary to complete the project for its intended use. All permits, including permits that are issued by Miami-Dade County Department of Transportation and Public Works for construction within the public right of way, as well as additional permits, which may be required by other municipalities or agencies, including those required for tree removal, shall be the responsibility of the Design-Builder. Additionally, all coordination and documents needed for the FPL easement acquisition shall be the responsibility of the Design-Builder with the support of Miami Dade County Public Housing and Community Development Department.

The project consists of, but is not limited to, all design and construction of a new ground-up three (3) story senior affordable housing building containing 20 units, with a mix of studios and 1-bedroom units. The building will total approximately 23,553 square feet. The project is located on a portion of the south parking lot of the Westchester Regional Library and will include a new parking lot on a 160' FPL easement with a minimum capacity of 46 new parking spaces located directly east of the site, an existing parking lot with 52 parking spaces and a renovated library van parking lot with approximately 11 parking spaces. The parking area will include Electric Vehicle (EV) charging stations as required per Miami-Dade County Resolution No. R-1101-15 and Bicycle Parking.

BACKGROUND

The Development of Senior Housing at the Westchester Regional Library Site is proposed to be built on the south parking lot of Westchester Library. This Development consisting of a 3-story building with a total of 20 units will provide affordable housing to senior residents of Miami Dade County. This project prepared by PHCD is consistent with the County's need to provide affordable housing to our senior residents in the current inflated market.

Should you require any additional information, please call Mr. Jose Mascorro at (786) 469-4118.

Attachments (2)


ML/jb

cc: Laurie Johnson, ISD/SBD
Jhonnatan Escalante, ISD
Marcia Martin, ISD
John Benton, PHCD

John Benton, PHCD
Roxana Bayarre, P.E., PHCD
Valentina Inbloom, PHCD

MIAMI-DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
CONTRACT / PROJECT MEASURE ANALYSIS AND RECOMMENDATION

To: Gary T. Hartfield, Division Director
Small Business Development Division
Internal Services Department

From: Michael Liu, Director 
Public Housing and Community Development Department

Date: Tuesday, January 24, 2023

CONTRACT INFORMATION

Contract Type: Design-Build

SPD Project No: DB23-PHCD-01 GOB

RPQ Title: Development of Senior Housing at the Westchester Regional Library Site

Re-submittal: No

Prevailing Wages Rate Required: 23731-Building Construction

Estimated Base Project Cost Including Contingency: \$6,267,665.80 (Construction)
\$393,967.56 (Design)

Funding Source: Affordable Housing Trust (AHT)
General Obligation Bond (GOB)

Bonding Requirements: Bid Bond – 5% of the base bid amount
Payment and Performance Bond – 100% of Contract Award Amount

PROJECT INFORMATION

Scope of Work

Work includes furnishing all professional services, supervision, labor, materials, equipment, tools and performing all operations required to design and construct the Work in accordance with the Design Criteria Package. The scope of work includes all design and construction services, including permitting, utility coordination, project coordination, and other requirements necessary to complete the project for its intended use. All permits, including permits that are issued by Miami-Dade County Department of Transportation and Public Works for construction within the public right of way, as well as additional permits, which may be required by other municipalities or agencies, including those required for tree removal, shall be the responsibility of the Design-Builder. Additionally, all coordination and documents needed for the FPL easement acquisition shall be the responsibility of the Design-Builder with the support of Miami Dade County Public Housing and Community Development Department.

The project consists of, but is not limited to, all design and construction of a new ground-up three (3) story senior affordable housing building containing 20 units, with a mix of studios and 1-bedroom units. The building will total approximately 23,553 square feet. The project is located on a portion of the south parking

RPQ No.: DB23-PHCD-01 GOB
RPQ Title: Development of Senior Housing at the Westchester Regional Library Site

**MIAMI-DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
CONTRACT / PROJECT MEASURE ANALYSIS AND RECOMMENDATION**

lot of the Westchester Regional Library and will include a new parking lot on a 160' FPL easement with a minimum capacity of 46 new parking spaces located directly east of the site, an existing parking lot with 52 parking spaces and a renovated library van parking lot with approximately 11 parking spaces. The parking area will include Electric Vehicle (EV) charging stations as required per Miami-Dade County Resolution No. R-1101-15 and Bicycle Parking.

A/E Consultant Selection: Technical Certification Categories:

Development of Senior Housing in the Westchester Regional Library Site				
Code	Type	Description	Percent	Amount
14.00	Lead A/E	ARCHITECTURE	25.0%	\$98,491.89
18.00	Lead A/E	ARCHITECTURAL CONSTRUCTION MANAGEMENT	4.0%	\$15,758.70
9.02	Subs.	GEOTECHNICAL AND MATERIALS ENGINEERING SERVICES	3.0%	\$11,819.03
11.00	Subs.	GENERAL STRUCTURAL ENGINEERING	24.0%	\$94,552.22
12.00	Subs.	GENERAL MECHANICAL ENGINEERING	15.0%	\$59,095.13
13.00	Subs.	GENERAL ELECTRICAL ENGINEERING	15.0%	\$59,095.13
15.01	Subs	LAND SURVEYING	2.0%	\$7,879.35
16.00	Subs.	GENERAL CIVIL ENGINEERING	10.0%	\$39,396.76
17.00	Subs.	ENGINEERING CONSTRUCTION MANAGEMENT	4.0%	\$15,758.70
20.00	Subs.	LANDSCAPE ARCHITECTURE	3.0%	\$11,819.03
		Total of technical categories to be included for SBE-A/E goal	8.0%	\$31,517.41

Required Design-Builder's License:

Pursuant to Florida State Statutes 287.055, a Design-Builder is defined as a partnership, corporation, or other legal entity that: (a) Is certified under Section 489.119, Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or, (b) Is certified under Section 471.023, Florida Statutes, to practice engineering; certified under Section 481.219 to practice architecture; or certified under Section 481.319 to practice landscape architecture.

Those firms submitting as a Joint Venture must provide documentation for each entity participating in the Joint Venture to include the legal name of the companies participating in the Joint Venture as registered with the State of Florida together with copies of the Joint Venture agreement and statements of authority as submitted to the State of Florida Department of Professional Regulation Construction Industry Licensing Board (CILB).

Required Experience and Qualifications:

The Design-Builder shall have been in business as a general contractor for a minimum of seven (7) years and completed construction of no less than two (2) projects of similar size and scope of work within the last (5) years. The D/B shall have experience in working with public agency clients within the last five (5) years. The prime consultant should demonstrate experience with at least two previously designed projects with similar scope and value. Additionally, the prime consultant should have experience with FPL Easement acquisition. The sub consultants should demonstrate experience with at least two previously designed projects of similar scope and value in their respective categories.

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RECOMMENDATION

PHCD Areas recommended for SBE Subcontractor and Subconsultant Goal:

SBE A/E Measure:	8.0%	
SBE Construction Measure:	Site Work	8.8%
	Roofing Work	2.8%
	Electrical Work	<u>8.4%</u>
		20.0%
SBE Services Measure:	Landscape Work	0.6%
CWP:	As Applicable	

Reason for Recommendation:

The recommendations are based on the information provided in the attached cost estimate and the PHCD experience from previous projects.

Similar Projects previously submitted for Project Review and Analysis Process:

DB17-PHCD-01 Design-Build Services for Senator Villas