

Memorandum



Date: August 30, 2016

To: Gary Hartfield
Division Director
Small Business Development (SBD)
Internal Services Department

From: Michael Spring
Senior Advisor, Office of the Mayor
Director, Department of Cultural Affairs

A handwritten signature in black ink, appearing to read "Michael Spring". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Subject: New Construction: Westchester Cultural Arts Center (WCAC)
Contract No. A13-CUA-01

RECOMMENDATION

The Department of Cultural Affairs (CUA) is requesting that the subject project be reviewed by SBD for Community Small Business Enterprise (CSBE) measures, in order to proceed with the advertisement and subsequent bidding of the construction contract. CUA recommends that a 20% CSBE goal be established for this contract.

BACKGROUND

This project includes a new 15,200 square-foot facility to be built within Tropical Park, located at 7930 SW 40th Street. The project is currently in the construction document phase which is expected to be complete before the end of the calendar year.

The new building will provide a studio theater space with flexible stage and seating configurations accommodating approximately 200 patrons. The facility is being designed for a wide range of performing arts and community activities, along with a complement of front-of-house and back-of-house support spaces and a lobby that may function as a gallery.

The project includes a series of buildings in a campus configuration, arranged around a central courtyard and lawn that will serve to extend the buildings' program functions and allow for outdoor festivals, concerts, etc. The main building, housing the lobby, studio theater, and support spaces, will be connected by a canopy to a separate building that will serve as a dance rehearsal space. The canopy will also connect a series of classroom spaces serving to teach performing and visual arts, a conference center, a computer lab and spaces for group instruction. The project includes all required parking and service access areas.

The General Contractor selected must demonstrate experience as prime contractor responsible for the construction of two (2) studio theater-type facilities of comparable size and complexity within the past six (6) years. Contractor must be a LEED® Accredited Professional (AP) or have a LEED®AP Consultant on staff during the entire construction phase who can demonstrate experience as the primary LEED

Coordinator in the construction of at least one (1) completed, Silver LEED-certified facility, or one (1) facility under construction, which is registered with the United States Green Building Council (USGBC) to pursue Silver LEED Certification. In addition, bidders are required to include in their bid submissions general information regarding the company's management and operations, financial resources, bonding capacity, payment of subcontractors, and a history of commenced and completed projects in order to support said requirements. Any and all documentation submitted to support these requirements will be subject to verification by County staff.

The applicable trades for the construction portion of the project will include, but not be limited to, sitework and underground utility systems; concrete and masonry; building envelope: curtain wall, storefront, roofing assembly; framing, drywall and finishing; painting; heating, ventilation and air conditioning (HVAC) systems; asphalt paving including curbs and drainage; hardscaping and landscaping; plumbing systems; electrical/electronic systems; fire protection systems; theater and sound and communications systems, and acoustical treatments.

The total construction cost of the project is estimated at a total of \$5,996,178; see breakdown of trades below:

	Construction Estimate		
1	General Conditions	\$ 427,236.00	7.13%
2	Site work	\$ 924,887.05	15.42%
3	Concrete	\$ 513,518.22	8.56%
4	Masonry	\$ 209,688.30	3.50%
5	Metals	\$ 325,013.00	5.42%
6	Wood and Plastic	\$ 27,360.00	0.46%
7	Thermal and Moisture	\$ 236,685.20	3.95%
8	Doors and Windows	\$ 704,111.46	11.74%
9	Finishes	\$ 505,470.30	8.43%
10	Specialties	\$ 70,808.00	1.18%
11	Equipment	\$ 945,731.25	15.77%
12	Furnishing	\$ 12,000.00	0.20%
13	Special Construction	\$ -	0.00%
14	Conveying System	\$ 48,000.00	0.80%
15	Mechanical	\$ 632,082.20	10.54%
16	Electrical	\$ 413,587.00	6.90%
	Construction Cost	\$ 5,996,177.98	100%

If additional information is required, please contact L. Carolina Alfonso, Construction Projects Manager, at (305) 375-3671.

c: Michael Spring, Senior Advisor, Office of the Mayor
Project File