

# Memorandum



**Date:** July 27, 2023

**To:** Gary Hartfield, Director  
ISD - Small Business Development Division

**From:** Ray Baker, Director *Ray W Baker*  
Miami-Dade Public Library System

**Subject:** Goal Memo  
Request to Advertise for Construction Services for the Interior Renovation of the South Dade Regional Library, Contract No. C23-MDPLS-01-GOB-ESP; LB Project No. C23-MDPLS-01-GOB-ESP

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The Miami-Dade Public Library System (MDPLS) is recommending a 27% Small Business Enterprise (SBE) participation goal for construction services for the interior renovation of the South Dade Regional Library, located at 10750 SW 211 St., Cutler Bay, FL 33189. The project base cost for these services is estimated at \$7,934,124.00 plus a \$793,412.00 contingency account, an estimated 872,754.00 in bond, insurance, overhead & profit costs and a proposed dedicated allowance of \$317,365.00.

## **BACKGROUND**

MDPLS continues to carry out the projects approved as part of its adopted capital plan with a mission of improving and modernizing library facilities throughout Miami-Dade County. The building was built in 1978 and MDPLS has recently completed several exterior improvements which include a new cool roofing system, new impact storefront and windows and a new photovoltaic solar panel array system is currently being installed on the new roof. The interior renovation of the South Dade Regional Library, a project that is included in Library's adopted capital plan and budget, will further improve and modernize this Regional Library.

## **PROJECT DESCRIPTION**

MDPLS is preparing to solicit a professional registered General Contractor for complete construction services for the comprehensive renovation of the interior of the existing multi-story library building of approximately 48,000 square feet of air-conditioned space. The renovation will follow LEED prescriptive path maximum measures. The construction is to be performed in accordance with the Construction Documents and Specifications prepared by Forbes Architects for MDPLS.

The work of this project includes, but is not limited to, the removing all the interior finishes, devices, accessories, relocating and reconfiguring the space with new partitions, removing the lobby interior stairway, creating a new open lobby stairwell, creating an opening in the existing second floor slab to create a double height area in the main reading room, removing and replacing plumbing fixtures with water efficient fixtures, fire alarm devices, new lighting control system that integrates with the existing BMS system, new electrical and lighting fixtures and equipment, and HVAC grilles and ducts, all new data conduit and/or wiring and new electrical outlets, adding a new passport office, a new "Catio" space for use by the Animal Services Department, upgrading the existing infrastructure to create new

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state of the art paging systems and presentation systems in the auditorium and the new multi-purpose room, installing conduit, backer boxes and the like for future security and wifi systems, adding a sensory friendly room and upgrading all finishes (i.e. ceilings, paint, flooring, accessories, fixtures, etc.) throughout the library.

The selected Contractor shall be responsible for completing the project in accordance with the complete contract construction documents and specifications as necessary to obtain all approvals by any/all authorities having jurisdiction over the project, including but not limited to the Town of Cutler Bay and all Miami-Dade County or other permitting agencies. The project must be constructed to meet or exceed applicable building codes, County and Town of Cutler Bay Ordinances, and work with modern technological standards for library facilities. They will facilitate the project in an efficient and cooperative manner with MDPLS and MDPLS' design professionals. They will provide construction services through the completion of the project and include systems commissioning and warranty/close out periods. The required work will result in a complete fully functional and operational Regional Library facility with all new interior spaces that will serve the public safely, in a modern, clean and efficient manner while allowing for the use of modern library technologies throughout the building.

### **COST ESTIMATE BY CATEGORIES**

The estimated cost/work breakdown for the project is as follows:

General Conditions	\$ 574,075.40
Demo	\$ 286,925.00
Concrete	\$ 552,000.00
Metals	\$ 258,750.00
Wood & Plastics	\$ 360,295.00
Roofing/Thermal & Moisture protection	\$ 115,000.00
Doors & Frames	\$ 113,073.75
Glass & Glazing	\$ 526,125.00
Cement Board and Drywall	\$ 402,212.50
Acoustical Ceiling	\$ 209,300.00
Flooring	\$ 476,042.50
Painting	\$ 258,635.00
Specialties	\$ 303,389.55
Low Voltage	\$ 169,625.00
Window Treatments	\$ 57,500.00
HVAC	\$ 1,094,800.00
Plumbing	\$ 140,875.00
Fire Sprinkler	\$ 271,400.00
Electrical	\$ 1,613,450.00
Fire Alarm	\$ 150,650.00
<b>subtotal Base Construction Cost:</b>	<b>\$ 7,934,123.70</b>

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**EXPERIENCE AND QUALIFICATIONS**

Miami-Dade Public Library System is requesting that the General Contractor at a minimum, through full-time personnel, have experience within the last five (5) years in successfully renovating commercial or public multi-story buildings and that they can demonstrate experience delivering high quality interior finishes and fixtures. They must be able to fully bond and insure the project which is estimated at \$9,917,655.00. It is preferred that the team members also have the following:

- Experience within the last five (5) years with building new or renovating public libraries.
- LEED building certification and experience.

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Approved