

Date: February 8, 2017

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

From: Michael Liu, Director *Chris Cole for*
Public Housing and Community Development (PHCD)

Subject: ISD Project No. DB17-PHCD-01
Design-Build Services for Senator Villas

RECOMMENDATION

Public Housing and Community Development (PHCD) is forwarding this memorandum to the Miami-Dade Internal Services Department/Small Business Development (SBD) for informational purposes regarding the referenced project that is partially funded with federal funds.

Assistant County Attorney, Terrence Smith, has previously determined that federal regulations governing the use of federal funds prohibit the use of geographical preferences; therefore, the application of measures based on geographical preferences cannot be applied to projects that contain HUD funding. CDBG (HUD funding) is part of the funding sources that will be used on this project.

SCOPE OF WORK

PHCD will be working with the Internal Services Department (ISD), Procurement Division, to solicit a Request for Design-Build Services (RDBS) for construction of a 2-story, 23-unit affordable housing building for the elderly (62 years and over) with a cost estimate of \$3,759,800.98. The apartments include studios, 1 bedroom units, and two bedroom units. The building also includes balconies and exterior patios, a lobby, an office, corridors, elevators and stairs, storage and trash chutes, dumpster areas, electrical rooms and a janitor closet in a building area of approximately 20,000 s.f. The project will have a parking area with 27 parking spaces.

Due to federal funding requirements, the work will utilize Davis-Bacon wages, apply Uniform Federal Accessibility (UFAS) requirements, and implement Section 3 hiring requirements that ensure economic opportunities generated by certain HUD funded projects shall, to the greatest extent feasible, and consistent with existing Federal and State laws, be directed to low and very low income persons (Section 3 residents), and to the businesses (Section 3 businesses) that provided economic opportunities to these persons.

The Design-Builder will be responsible for furnishing all professional services to prepare construction documents for permitting, supervision, labor, materials, equipment, tools and performing all operations required to construct the work in accordance with the Design Criteria Package prepared by PHCD's consultant and the contract documents as permitted.

As discussed with ISD, the Design-Builder must have a team certified in the technical categories listed below:

<u>DESCRIPTION</u>	<u>TYPE</u>	<u>CODE</u>
Lead A/E	14.00	Architecture
Lead A/E	18.00	Architectural Construction Management
Other	11.00	General Structural Engineering

Other	12.00	General Mechanical Engineering
Other	13.00	General Electrical Engineering
Other	16.00	General Civil Engineering
Other	17.00	Engineering Construction Management
Other	20.00	Landscape Architecture

Should you require additional information, please contact Jorge Cibran, Developer Division Director, at 786-469-4118.

c: Jorge R. Cibran, PHCD
José A. Rodríguez, PHCD
Alexandra Ochoa, PHCD

Attachment: Summary of Project Costs

SENATOR VILLAS

Summary of Project Costs

Estimated DB Probable Construction Cost	3,197,608.00
Estimated DB Probable A/E Cost	159,880.00
Base Estimate for Design-Build Contract	<u>3,357,488.00</u>
Art in Public Places (1.5% of Base Estimate, Contingency Allowance, Unforeseen Conditions, and costs incurred by PHCD prior to DB)	58,570.18
Owner's Construction Contingency (5% of base construction estimate and 10% of base design estimate)	175,868.40 *
Dedicated Allowance (5% of base estimate)	167,874.40 *
Total Estimated Design-Builder Contract Cost	<u>3,759,800.98</u>