

# Memorandum



**Date:** October 15, 2015

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

**From:** *for Alula Teche*  
Milton L. Collins, Associate Director  
Miami-Dade Aviation Department, Minority Affairs Division

**Subject:** SBE/Construction Contract Measures Recommendation  
MIA-Lower Concourse "E" APM Station 4<sup>th</sup> Floor  
MCC-T-072-D

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The Minority Affairs Division has reviewed the subject project for recommendation of contract measures and concurs with the MCC-8-10 Contractor Recommendation of SBE/Construction Trade Set-Aside(s) in the following Trade Package(s):

- Package "A" General Work
- Package "B" Cladding
- Package "C" Doors/Hardware
- Package "D" Drywall
- Package "E" Acoustical Ceilings
- Package "F" Carpet
- Package "G" Painting
- Package "H" Fire Protection
- Package "I" HVAC
- Package "J" Electrical

The Trade package represents \$1,605,705.00 of \$1,945,986.03. The Community Workforce Program (CWP) breakdown is attached for the required goal.

If further information is needed, please call me at (305) 876-7221 or C. Corrales at (305) 876-7991.

**Attachment(s)**

cc: L. Johnson, SBD  
C. Taylor, SBD  
A. Calderin, MCM  
V. Mirabal, MCM  
R. Garcia, MDAD  
C. Corrales, MDAD



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**Date:** September 28, 2015  
**To:** Milton L. Collins, Associate Director, MDAD Minority Affairs  
**From:** Alberto Calderin, Munilla Construction Management, LLC (MCM) - MCC-8-10  
**Subject:** **SBE/CONSTRUCTION Contract Measures Recommendation**  
MIA-Lower Concourse "E" APM Station 4<sup>th</sup> Floor, MCC - T-072-D

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This is a request for the Miami-Dade County Regulatory and Economic Resources Department, Small Business Development to review the following recommendation for SBE/CONSTRUCTION contract measures, in order for the MCC-8-10 Contractor to proceed with the necessary work such as stainless steel APM wall finishes and doors, ceiling replacement including lighting, HVAC diffusers and ductwork, fire alarm systems and fire sprinkler, other wall finishes not related to the area not covered by the stainless steel, Matrix and other low voltage systems, as defined in the construction documents. .

The Contractor's staff has evaluated the project and recommends a SBE/CONSTRUCTION trade set-aside measures for the following trades:

- Package "A" General Work
- Package "B" Cladding
- Package "C" Doors/Hardware
- Package "D" Drywall
- Package "E" Acoustical Ceilings
- Package "F" Carpet
- Package "G" Painting
- Package "H" Fire Protection
- Package "I" HVAC
- Package "J" Electrical

The suggested SBE/CONSTRUCTION subcontract items are listed on the Department Contract Measures Recommendation and Analysis form attached. This evaluation is based the SBE/CONSTRUCTION Certification List as of September 25, 2015 from the Department of Small Business Development.

The Community Workforce Program (CWP) breakdown is attached for the required goal. Total suggested Small Business Enterprise/Construction participation for this project is:

**83% or \$1,605,705.00 of \$1,945,986.03.**

The MDAD Miscellaneous Construction Contract (MCC-8-10) requires that the General Contractor shall enter into subcontractor agreements to perform the work. Prior to the issuance of each Project Order Draft, or in the event of an emergency, as soon thereafter as practicable, per Ordinance 97-52, Miami Dade County will review each project for the establishment of contract measures relevant to Small Business Enterprise (SBE) Construction participation in the work to be performed, and will establish on each Project Order Draft as it is transmitted to the Contractor.

C: Reynaldo Garcia - MDAD  
File

**DEPARTMENT CONTRACT MEASURES RECOMMENDATION AND ANALYSIS  
CSBE**

To: Milton Collins - Associate Director  
MDAD - Minority Affairs Division

From: Alberto Calderin MCC-8-10  
General Manager/Munilla Construction Management, LLC (MCM) MCC-8-

Project/Contract Title: MIA - Lower Concourse E APM Station 4th Floor

Contract Number: MCC-T-072-D

Department: Aviation

Estimated Cost of Project/Bid: 1,945,986.03 Funding Source: Aviation Bonds

Description of Project/Bid: S/S APM wall finishes, ceiling replacement including lights, HVAC diffusers, other wall finishes, matrix and other low voltage systems

**Contract Measures Recommendations**

Set aside  Trade Set aside | 1,605,785 | Bid Preference   
Goal  No Measures

**Reasons for Recommendation**

This is a reasonable contract measure, based on the availability of CSBE firms for the trades available on this project.

**Analysis for Recommendation of a Goal**

<u>Subtrade</u>	<u>Estimated Cost</u>	<u>% Of Item to Base Bid</u>	<u>SBE/Construction Availability</u>
Pkg. "A" General Work	363,722	18.7%	
Pkg. "B" Cladding	391,445	20.1%	
Pkg. "C" Doors/Hardware	80,600	4.1%	
Pkg. "D" Drywall	98,438	5.1%	
Pkg. "E" Acoustical Ceiling	137,425	7.1%	
Pkg. "F" Carpet	35,760	1.8%	
Pkg. "G" Painting	16,812	0.9%	
Pkg. "H" Fire Protection	75,883	3.9%	
Pkg. "I" HVAC	116,513	6.0%	
Pkg. "J" Electrical	289,190	14.9%	

Total	1,605,785	83%
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Project cost	1,605,785	input from bid line item
Allow. & Fee	301,181	input from bid line item
Pre-Const. Svcs	39,020	input from bid line item

Goal basis	1,945,986
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**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.: MCC - T-072-D  
 \*Reference corresponding project number when submitting a work order

Contract/Project Title: MIA - Lower Concourse "E" APM Station 4th Floor

Description/Scope of Work: Stainless steel APM Wall finishes and doors, ceiling replacement including lighting HVAC diffusers and ductwork, fire alarm, and fire sprinkler system, other wall finishes, matrix and other low voltage system

Estimated Cost: \$1,945,986.03      Funding Source: \_\_\_\_\_

Location of Project (street address or beginning and ending points) i.e. 12345 NE 23<sup>rd</sup> Ct or Starts at 135 St, ends at 145 St.  
 \_\_\_\_\_

**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

Comments: \_\_\_\_\_

**PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CSBE)**      See attachment

Sub-Trade	Est. Cost	% of Item to Base Bid	Availability

**RECOMMENDATION**

Set-Aside: Level 1  Level 2  Level 3  Trade Set-Aside  Sub-Contractor Goal  Workforce Goal  No Measure   
 Basis for Recommendation: \_\_\_\_\_

Date submitted to DBD: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

# PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CWP)

## Construction Contract/Project Measure Analysis & Recommendation

Project Name: MIA-Lower Concourse E APM Station 4th Floor

Project Number: MCC-T-072-D

Trade/Skills Required	Estimated # of Workforce Required	Estimated # of Total Days to Complete
General Work	2 Persons	90 Days
Cladding	2 Persons	13 Days
Doors/Hardware	2 Persons	7 Days
Drywall	4 Persons	20 Days
Acoustical Ceilings	3 Persons	15 Days
Carpet	2 Persons	10 Days
Painting	3 Persons	7 Days
Fire Protection	3 Persons	20 Days
HVAC	3 Persons	17 Days
Electrical	2 Persons	30 Days



September 28, 2015

Mr. Reynaldo Garcia  
Project Manager  
Miami Dade Aviation Department  
P.O. Box 025504  
Miami, Florida 33102-5504

RE: MIA-Lower Concourse E APM Station 4<sup>th</sup> Floor  
MCC- T-072-D

Dear Mr. Garcia:

We are pleased to present to you the following **Project Construction Packaging Plan** for the above referenced project, based on % completed drawing (and/no specifications) and notes prepared by:

Schindler Architects  
7270 NW 12<sup>th</sup> Street  
Suite 860  
Miami, FL 33126  
305-470-1120

Project Estimate: **\$1,945,986.03** (One Million Nine Hundred Forty-Five Nine Hundred Eighty-Six and Three Cents).

Liquidated Damages and Liquidated Indirect Cost: \$300/days as per General Conditions Item 7.6.

This project is to be completed in approximately 120 calendar days.

This estimate is broken down on the attached spreadsheet, and is based on the following conditions.

Drawing	Title	Date
G-100	General Notes, Abbreviation	08/17/2015
DA- 201	Partial Demo Floor Plan	08/17/2015
A-201	Proposed Floor Plan	08/17/2015
DRC-201	Partial Demolition Ceiling Plan	08/17/2015
RC-201	Partial Reflected Ceiling Plan	08/17/2015
A-800	Interior Existing Stair Sect	08/17/2015
A-801	Interior Elevations	08/17/2015
A-802	Details	08/17/2015
FP-1	Fire Protection Notes	08/03/2015
FP-2	Fire Protection Floor Plan	08/03/2015
M-1	Mechanical Notes & Details	08/03/2015
M-2	Mechanical Floor Plan	08/03/2015
FA-1	Fire Alarm Floor Plan	08/14/2015
E-1	Electrical Notes & Panels	08/14/2015
E-2	Lighting & Speakers Floor Plan	08/14/2015

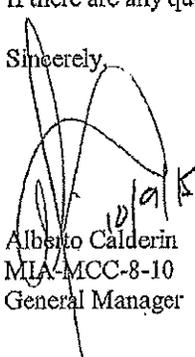
Mr. Garcia  
Miami Dade Aviation Department  
Page 2  
MCC-T-072-D

10/5/15

1. Work to begin, after approved Project Order and after receipt of approved Building Permits and Notice to Proceed.
2. This estimate includes an allowance account for unforeseen conditions.
3. This estimate will stay in effect for a period of not more than thirty (30) days from the date of this correspondence.

If there are any questions, please do not hesitate to contact me.

Sincerely,



10/5/15  
Alberto Calderin  
MIA-MCC-8-10  
General Manager

Cc: File

# Munilla Construction Management, LLC (MCM) Bid Line Item Sheet

Project Name: MIA - Lower Concourse E APM Station 4th Level

Project No.: MCC-T072D

ITEM NO.	DESCRIPTION	Pkg.	SBE/Const.	AMOUNT
	General Work	A	SBE/Const.	\$ 363,722.00
	Cladding	B	SBE/Const.	\$ 391,445.00
	Doors/Hardware	C	SBE/Const.	\$ 80,600.00
	Drywall	D	SBE/Const.	\$ 98,436.00
	Acoustical Ceilings	E	SBE/Const.	\$ 137,425.00
	Carpet	F	SBE/Const.	\$ 35,760.00
	Painting	G	SBE/Const.	\$ 16,812.00
	Fire Protection	H	SBE/Const.	\$ 75,883.00
	HVAC	I	SBE/Const.	\$ 116,513.00
	Electrical	J	SBE/Const.	\$ 289,190.00
	<b>Subtotal</b>			\$1,605,785.00
	Allowance Account (10%)			\$160,578.50
	<b>Subtotal</b>			\$1,766,363.50
	MCC Fee (7.96% )			\$140,602.53
	<b>SUBTOTAL</b>			\$1,906,966.03
	<b>Pre-Construction Project Order Draft Service Cost:</b>	<b>Hours</b>	<b>Rate</b>	
	Dedicated Project Manager (20 Weeks)	688	55.25	\$38,012.00
	Estimator - hourly rate	24	\$42.00	\$1,008.00
	Scheduler/Safety Coordinator - hourly rate		\$35.75	\$0.00
	CSBE Program Manager - hourly rate		\$41.00	\$0.00
	CSBE Clerk - hourly rate		\$26.50	\$0.00
	<b>TOTAL</b>			\$1,945,986.03



PROJECT ESTIMATE

APM 4th Floor - ROM  
6-Oct-15

PROJECT: APM 4th Floor - ROM  
LOCATION:  
DESCRIPTION: MIA Int Renovation  
MINORITY REQ: 100 % CSBE

DURAT: (Specs/MCM):  
BUDGET: 2,000,000  
SQFT: 11,950  
ADDENDA:

BID DATE:  
BID TIME: 2:00:00PM  
LIQ. DAMG.: TBD

Package

"A"

"A"

"B"

"C"

"D"  
"E"  
"F"  
"G"

"A"

CSI	DESCRIPTION	DETAILS	LABOR	MAT'L	EQUIP.	OTHER	SUB	TOTAL
<b>1 GENERAL CONDITIONS</b>								
1312.000	Existing Conditions Survey	B					7,600	7,600
1320.000	Construction Photographs	B				480		480
1340.000	Plans Reproduction	B				760		760
1400.000	Quality Control, Testing	B				20,000		20,000
1420.000	Courier and Mail Services	B				1,560		1,560
1503.000	Temporary Toilets	B			123	420		543
1528.000	Project Safety	B	36,400			500		36,900
1528.500	First Aid Kit OSHA	B				200		200
1530.000	Barriers & Enclosures	B				45,000		45,000
1532.000	Temporary Fence	B					3,139	3,139
1532.010	Temp Fence Upkeep	B					900	900
1532.020	Temporary Fence Relocate	B					500	500
1654.000	Staging Area	B				5,000		5,000
1670.000	Miscellaneous Tools	B			5,000			5,000
1671.000	MOT, Traffic Control	B				10,000		10,000
1680.000	Temporary Project signs	B		600		400		1,000
1601.000	Rental Equipment	B				16,000		16,000
1700.000	Final Cleaning	B					4,302	4,302
1700.010	Daily Clean up	B	7,000	15,000				22,000
<b>GENERAL CONDITIONS TOTAL</b>			<b>44,200</b>	<b>15,600</b>	<b>20,123</b>	<b>85,210</b>	<b>15,441</b>	<b>180,574</b>
<b>2 SITEWORK</b>								
2070.000	Selective Demo, Removals	B					130,538	130,538
2071.000	Dumpsters	B				38,610		38,610
<b>SITEWORK TOTAL</b>						<b>38,610</b>	<b>130,538</b>	<b>169,148</b>
<b>5 METALS</b>								
6500.000	Metal Cladding, BB, Wainscot	B					391,445	391,445
<b>METALS TOTAL</b>							<b>391,445</b>	<b>391,445</b>
<b>7 THERMAL &amp; MOISTURE PROT.</b>								
7270.000	Firestopping	Included in MEF						
<b>THERMAL &amp; MOISTURE PROT. TOTAL</b>								
<b>8 DOORS &amp; WINDOWS</b>								
8100.000	ST Doors & Finish Hardw.	B					80,600	80,600
<b>DOORS &amp; WINDOWS TOTAL</b>							<b>80,600</b>	<b>80,600</b>
<b>9 FINISHES</b>								
9220.000	Plaster	B					22,708	22,708
9250.000	Gypsum board & Framing	B					76,728	76,728
9510.000	Acoustical ceilings	B					137,426	137,426
9660.000	Carpet	B					35,760	35,760
9900.000	Paints & Coatings	B					16,812	16,812
<b>FINISHES TOTAL</b>							<b>288,433</b>	<b>288,433</b>
<b>10 SPECIALTIES</b>								
10400.000	Identification Devices	B					14,000	14,000
<b>SPECIALTIES TOTAL</b>							<b>14,000</b>	<b>14,000</b>

"H"  
"I"  
"J"

15 MECHANICAL									
15300.000	Fire Protection	B						75,883	
15500.000	HVAC	B						116,513	
<b>MECHANICAL TOTAL</b>								<b>192,396</b>	<b>192,396</b>

16 ELECTRICAL SYSTEMS									
16100.000	Electrical Work	B						161,326	
16721.000	Fire Alarm System	B						75,883	
16722.000	Paging	B						41,826	
16740.000	Intercom, Voice & Data System	B						10,168	
<b>ELECTRICAL SYSTEMS TOTAL</b>								<b>289,190</b>	<b>289,190</b>

**SUBTOTAL COST WITH ADD-ONS: 1,605,785**

ADD-ONS SUBTOTAL		
Owner's Account		160,000
Subtotal		1,766,400
Overhead & Profit		140,700
<b>ADD-ONS TOTAL</b>	<b>301,300</b>	

**TOTAL PRICE: \$1,907,085**