

Memorandum



Date: October 17, 2013

To: Veronica Clark, Assistant to the Director
Department of Regulatory and Economic Resources
Small Business Development, Business Affairs Division

From: Milton L. Collins, Associate Director *MLC*
Miami Dade Aviation Department, Minority Affairs Division

Subject: LAN Cargo Aircraft Maintenance Hangar
MDAD Project No. T-153A TAC-N

RECOMMENDATION:

This is a request for the Small Business Development Division to approve the attached project in order for the Aviation Department to proceed with the **LAN Cargo Aircraft Maintenance Hangar, MDAD Project No. T-153A TAC-N.**

The Minority Affairs Division staff has evaluated the subject project and recommends a 20% CSBE Goal as the contract measure, as set forth in I.O. #3-22, the attached MDAD Contract Measures Analysis Worksheet Findings and other supporting documents attached.

The Term for this Agreement will be for 14 months. The contract estimated amount is \$13,398,825.00.

REVISION:

The Project Analysis worksheet for the Community Workforce Program is attached.

SCOPE OF SERVICES:

The Project consists of the construction of a new three (3) story high, 95,000 square foot maintenance hangar facility for LAN Cargo at Miami International Airport. The hangar facility will house a single aircraft within a building area of approximately 51,000 square foot while the remaining 44,000 square foot will house the hangar's administrative office, mechanical and storage areas. In addition to the hangar facility, the project also calls for the construction of a new surface parking area consisting of fourteen (14) parking spaces on the east side of the hangar facility.

The scope of work that will be required to be furnished and installed in accordance to the plans and specifications will consist of the following:

- Foundation system consisting of auger-cast piles, pile caps and grade beams
- Reinforced concrete slabs on grade
- Furnishing and erection of long span steel frames to be designed by a Specialty Engineer based on the design criteria established by the Structural Engineer of Record
- Furnishing and erection of the structural framing system (steel beams, joists and metal deck) for the three (3) story administrative and storage areas, to be designed by a Specialty Engineer based on the design criteria established by the Structural Engineer of Record
- Masonry block wall in-fills
- Furnishing and erection of an exterior wall cladding system (insulated metal panel system with an integrated translucent panels / curtainwall / storefront window system)
- Furnishing and placement of a Single Ply Roofing System

- Furnishing and erection of two (2) Hydraulic Elevators
- Furnishing and erection of two (2) metal stair assemblies including handrails
- Furnishing and placement of the Hangar's Sliding Airside Door
- Furnishing and placement of Hollow Metal Doors and Frames
- Furnishing and placement of Wood Veneers Doors
- Furnishing and placement of Finish Hardware
- Furnishing and placement of Overhead Roll-up Doors
- Furnishing and erection of Light Gage Metal Framing / Drywall Partitions
- Furnishing and placement of Acoustical Lay-in Ceiling System
- Fire Protection System
 - Foam/Water System at Hangar Area
 - Wet System at other areas
- Mechanical Systems
 - HVAC Supply / Exhaust
 - HVAC Terminals / VAV
 - HVAC Distribution System
- Plumbing Systems
 - Water Distribution
 - Sanitary System
 - Storm Drainage
 - Fixtures
- Electrical Systems
 - Raceways / Conduits
 - Switchgear / Panelboards / Transformers
 - Fixtures
 - Lighting Protection
 - Fire Detection and Annunciation
 - Low Voltage / Data / Communications
 - Access Control
 - Video Surveillance
- Ceramic Tile Walls and Floors
- Fabricating and placement of Millwork Cabinetry
- Furnishing and placement of Specialties Items(toilet partitions, toilet accessories, fire extinguishers and cabinets and lockers
- Flooring (Carpet, Resilient Floor, Concrete Sealers)
- Painting Sodding
- Asphalt Pavement

If there are questions, please contact me at (305) 876-7221 or C. Corrales at (305) 876-7221.

Attachments

cc: L. Johnson, SBD
K. Duncombe, SBD
D. Jorge, MDAD
C. Corrales, MDAD
Project File

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ARCHITECTS PLANNERS

PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CWP)

Construction Contract / Project Measures Analysis & Recommendation

Project Name: LAN Cargo Aircraft Maintenance Hangar at Miami International Airport

Project Number: T-153A TAC-N

Trade	Estimated Number of Workforce Required	Estimated Number of Total Days to Complete
Sitework	6 Person Crew	60 - 75 Days
Concrete	10 - 12 Person Crew	45 - 60 Days
Masonry	5 - 8 Person Crew	60 - 75 Days
Steel Erectors	10- 15 Person Crew	60- 90 Days
Miscellaneous Metals	4 Person Crew	30 - 60 Days
Waterproofing	5 Person Crew	30 Days
Roofing	10 - 15 Person Crew	30 - 45 Days
Hollow Metal Doors	5 Person Crew	45 - 60 Days
Wood Doors	5 Person Crew	45 Days
Finish Hardware	3 Person Crew	45 Days
Overhead Doors	4 Person Crew	21 - 30 Days
Drywall Partitions	5-7 Person Crew	75 - 90 Days
Acoustical Ceiling Systems	5-8 Person Crew	60 Days
Flooring	5 Person Crew	30 - 45 Days
Painting	5 - 7 Person Crew	60 Days
Millwork	4 Person Crew	30 Days
Specialties	4 Person Crew	30 - 45 Days
Conveyance Systems (Elevators)	4 - 6 Person Crew	180 Days
Fireproofing Around Penetrations	2 -4 Person Crew	30 - 45 Days
Fire Protection	5-7 Person Crew	210 Days
Plumbing	6 - 8 Person Crew	180 - 210 Days
Mechanical	6 - 8 Person Crew	210 -240 Days
Electrical	8 - 10 Person Crew	210 - 240 Days

MDAD's CONTRACT MEASURES AND ANALYSIS WORKSHEET

To: Veronica Clark, Assistant to the Director
Business Affairs, Regulatory Economic Resources
Small Business Development, Business Affairs Division

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



PROJECT/CONTRACT TITLE: LAN Cargo Aircraft Maintenance Hangar

PROJECT NUMBER: Project No. T-153A TAC-N

DEPARTMENT: Aviation

ESTIMATED PROJECT COST: \$13,398,825.00

FUNDING SOURCE: TAC-N

DESCRIPTION OF PROJECT:

The Project consists of the construction of a new three (3) story high, 95,000 square foot maintenance hangar facility for LAN Cargo at Miami International Airport. The hangar facility will house a single aircraft within a building area of approximately 51,000 square foot while the remaining 44,000 square foot will house the hangar's administrative office, mechanical and storage areas. In addition to the hangar facility, the project also calls for the construction of a new surface parking area consisting of fourteen (14) parking spaces on the east side of the hangar facility. The scope of work that will be required to be furnished and installed in accordance to the plans and specifications detailed in the Recommendation memorandum attached.

CONTRACT MEASURES RECOMMENDATION:

Trade Set-Aside _____ SBE Set-Aside _____ SBE _____ Subcontractor Goal X
Project Goal _____ No Measure _____ Selection Factor _____

REASONS FOR RECOMMENDATION:

Analysis of the factors contained in Implementing Order 3-22 indicates that a CSBE Subcontractor Goal is appropriate for this portion of the contract.

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ARCHITECTS PLAINERS

CONSTRUCTION COST ESTIMATE DIRECT COSTS

LAN CARGO AIRCRAFT MAINTENANCE HANGER 90,601 SQUARE FEET

<u>DESCRIPTION OF WORK ITEMS (by Division)</u>	<u>AMOUNT</u>	<u>DIVISION TOTAL</u>
Division 1: GENERAL CONDITIONS		
Division 2: SITE WORK		
Partial Site Demolition	\$50,000.00	
Earthwork	\$280,000.00	
Water Distribution	\$154,000.00	
Sanitary Sewer System	\$190,000.00	
Asphalt Pavement	\$135,000.00	
Storm Sewer	\$125,500.00	
Landscaping	\$25,000.00	
Curbs & Gutters	\$15,000.00	
Division 2 Total		\$974,500.00
Division 3: CONCRETE		
Augercast Piles	\$250,000.00	
Foundation System	\$135,500.00	
Slabs on Grade	\$415,000.00	
Concrete Decks	\$76,500.00	
Division 3 Total		\$877,000.00
Division 4: MASONRY		
8" CMU Walls	\$435,000.00	
Division 4 Total		\$435,000.00
Division 5: METALS		
Interior Steel Beams, Joists & Metal Deck	\$300,000.00	
Metal Stairs	\$110,000.00	
Handrails & Railings	\$35,500.00	
Division 5 Total		\$445,500.00
Division 6: WOOD & PLASTICS		
Rough Carpentry	\$50,000.00	
Millwork	\$25,000.00	
Division 6 Total		\$75,000.00
Division 7: THERMAL / MOISTURE PROTECTION		
Built-up Roofing System	\$350,000.00	
Exterior Insulated Wall Panel System	\$925,000.00	
Division 7 Total		\$1,275,000.00
Division 8: DOORS & WINDOWS		
Translucent Panels	\$225,000.00	
Hollow Metal Doors & Frames	\$35,000.00	
Wood Veneer Doors	\$45,000.00	
Finish Hardware	\$75,000.00	
Overhead Rollup Doors	\$45,000.00	
Interior Storefront Assemblies (Fire Rated)	\$15,000.00	
Airside Hangar Door	\$340,000.00	
Window System	\$215,750.00	
Division 8 Total		\$1,005,750.00
Division 9: FINISHES		
Light Gauge Metal Framing / Drywall	\$150,000.00	
Epoxy Floors	\$15,000.00	
Resilient Flooring and Base	\$50,000.00	
Carpeting	\$100,000.00	
Acoustical Lay-in Ceiling	\$150,000.00	
Ceramic Tile Floors and Walls	\$75,000.00	
Painting	\$135,000.00	
Division 9 Total		\$675,000.00

Division 10: SPECIALTIES		
Toilet Partitions	\$35,000.00	
Toilet Accessories	\$20,000.00	
Fire Extinguishers & Cabinets	\$10,000.00	
Lockers	\$15,000.00	
Division 10 Total		\$80,000.00
Division 11: EQUIPMENT	\$0.00	\$0.00
Division 12: FURNISHINGS	\$0.00	\$0.00
Division 13: SPECIAL CONSTRUCTION		
Pre-Engineered Building (Long Span Steel Frames)	\$3,155,550.00	
Division 13 Total		\$3,155,550.00
Division 14: CONVEYING SYSTEM		
Two Hydraulic Elevators	\$150,000.00	
Division 14 Total		\$150,000.00
Division 15: FIRE PROTECTION		
Fire Protection (Wet System)	\$425,000.00	
Fire Protection (Hangar Foam System)	\$750,000.00	
Fire Protection Total		\$1,175,000.00
Division 15: PLUMBING		
Water Distribution	\$115,000.00	
Sanitary System	\$45,000.00	
Storm Drainage	\$75,000.00	
Vent Piping	\$50,000.00	
Fixtures	\$199,575.00	
Plumbing Total		\$484,575.00
Division 15: MECHANICAL		
HVAC (Supply & Exhaust Fans)	\$215,000.00	
HVAC (Air Terminal Units)	\$395,000.00	
HVAC (Air Distribution)	\$575,000.00	
Mechanical Total		\$1,185,000.00
Division 16: ELECTRICAL		
Light Fixtures	\$235,000.00	
Transformers, Switchboards, Panelboards	\$245,000.00	
Fire Detection & Alarm	\$195,950.00	
Lightning Protection	\$65,000.00	
Low Voltage Distribution Equipment	\$235,000.00	
Data & Communications	\$255,000.00	
Access Control	\$100,000.00	
Video Surveillance	\$75,000.00	
Division 16 Total		\$1,405,950.00
DIRECT COSTS TOTAL		\$13,398,825.00