

# Memorandum



**Date:** August 7, 2014

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

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

**Subject:** British Airways - MIA D21 Galleries Lounge, Package "B"  
Project No. TAC-N #T-172B

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## RECOMMENDATION:

This is a request for the Small Business Development Division to approve the subject project in order for the Aviation Department to proceed with the **British Airways - MIA D21 Galleries Lounge, Package "B" Project No. TAC-N #T-172B.**

The MIA British Airways Galleries Lounge (**Package B**) is an interior's project that will build out an existing shell space near D21 on the 3<sup>rd</sup> Level with a first class lounge for premium passengers. Passengers will access the Lounge from the 2<sup>nd</sup> level foyer space that will provide access via elevator or convenience stair to the 3<sup>rd</sup> level Lounge.

Note: British Airways – MIA D21 Galleries Lounge, **Package "A"** Airside Improvements, Project No. TAC-R #T172A, was approved by the Review Committee on 5/13/14 with a 17.43% CBSE Goal. The Airside Improvements portion of this project provides the base building requirements to provide a stairway from the concourse level to the 3<sup>rd</sup> level Lounge and all the associated utility relocations required to accommodate this stair. Some of the utilities included in this scope are adjacent tenant's (Island Chicken Grill) exhaust fan, various electrical and communications conduits, HVAC ducts, etc. It will also include work to extend an existing elevator that currently runs from the ramp level to the 2<sup>nd</sup> level, up to the 3<sup>rd</sup> level. This work will require a new penthouse be built on the roof of the building. Existing security utilities, along with related elevator utilities will need to be relocated from the existing penthouse to accommodate the new elevator shaft.

The contract estimated amount is \$7,099,687.00. The Term of the Contract is for two-hundred and thirty-eight days (238). The Minority Affairs Division has evaluated this project and recommends a 6% CSBE Goal as the Contract Measure.

**The Items listed under Specialties are considered Goods and Services. These Specialized products include, furniture pieces, artwork, kitchen equipment and custom millwork that are part of the British Airways (BA) Lounge branded concept/service model. Specific products and vendors are chosen by BA to provide these services nationwide to all of their US Lounges in order to maintain a specific corporate standard. Therefore, there is no SBE availability for these items.**

## SCOPE OF SERVICES:

The Lounge is approximately 13,000 SF space. It will include a concierge area, general lounge seating area, food and beverage bar area, kitchen and prep area and restrooms. The space is currently landside and the project will convert the space to airside through a series of security doors.

Finishes are a top priority for British Airways therefore intricate detailing and finish treatments are emphasized on the construction documents.

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Procurement of custom-made millwork/furniture, lighting fixtures and kitchen equipment is included in the bid set as well. Hard ceilings with coffers will run throughout the ceiling and wood and tile will cover the floors to complete the high-end look British Airways is trying to achieve.

To accommodate the design, the scope will include modification to the existing electrical, HVAC and fire protection utilities located within the area. The design will also require that modifications to utilities on the 2<sup>nd</sup> level be made in order to accommodate the design intent.

Please advise our office if there are any questions.

**Attachments**

cc: C. De La Horra, Heery International, Inc.  
G. Owens, MDAD  
S. Negreira, MDAD  
C. Corrales, MDAD  
Project File

MDAD's CONTRACT MEASURES AND ANALYSIS WORKSHEET

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

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

PROJECT/CONTRACT TITLE: MIA D21 Galleries Lounge  
Package "B" British Airways Lounge

PROJECT NUMBER: Project No. TAC-N #T-172B

DEPARTMENT: Aviation

ESTIMATED PROJECT COST: \$7,099,687.00

FUNDING SOURCE: TAC-N

DESCRIPTION OF PROJECT: Package B is an interior's project that will build out an existing shell space near D21 on the 3<sup>rd</sup> level with a first class lounge for premium passengers. Passengers will access the Lounge rom the 2<sup>nd</sup> level foyer space that will provide access via elevator or convenience stair to the 3<sup>rd</sup> level Lounge.

REASONS FOR RECOMMENDATION:

Analysis of the factors contained in Implementing Order No. 3-22, indicate that a 6% CSBE Goal is appropriate for this project.

CONTRACT MEASURES RECOMMENDATION:

Measures 6% CSBE Goal

REASONS FOR RECOMMENDATION: Analysis of the factors contained in Implementing Order # 3-22 indicates that a CSBE Goal is appropriate for this contract.

Note:

Trade categories that were identified for this project were verified through the certified firms list for CSBE firms dated (8/6/14): Possible Trade Categories:

05000-Metals;

08000-Doors and Windows

15000-Mechanical

16000-Electrical

238210-Electrical Contractors and Other Wiring Installation Contractors

After SBD review of Scope of Services, please advise if there are additional Trade Categories that may be utilized for this project.

MIA D21 Galleries Lounge  
 Package "B" – British Airways Lounge  
 Project # T-172B

Community Workforce Program Project Analysis Goal Recommendation

Refer to attached 90% Cost Estimate dated May 20, 2014 Revision 1.

Trade	Estimated # of Work Weeks	Estimated # of Total Days on Complete Job	Estimated Cost per Trade
1. General	8	238	312,980.00
2. Sitework-Demolition	2	10	33,399.00
3. Concrete	0	0	0.00
4. Masonry	0	0	0.00
5. Metals	5	90	164,450.00
7. Thermal & Moisture Protection	3	30	98,178.00
8. Doors	3	10	93,250.00
9. Finishes	9	180	906,980.00
15. Mechanical	8	180	732,876.00
16. Electrical	8	180	653,866.00
16. Communications	2	75	56,548.00
16. Electronic Safety & Security	3	50	115,149.00
Allowance for Concorde Bar Finish Out			860,400.00
Prime Contractor Mark-Ups			926,046.00
<b>Total Construction Costs</b>			<b>4,954,122.00</b>

Specialties	Estimated Cost per Package
6. Custom Millwork	702,775.00
10. Specialties: Restroom Accessories, Lockers, Signage	114,543.00
11. Equipment-Kitchen & Bar Equipment	243,412.00
12. Furnishing - Allowance fo FF&E & Artwork	790,853.00
<b>Total for Goods &amp; Services</b>	<b>1,851,583.00</b>

Note: Total amount for Goods & Services is less that the \$2.5 million threshold. Therefore, SBE goals are not required for these items.