

Memorandum



Date: August 21, 2018

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

From: Bianca Caviglia, Division Director
Design and Construction Services
Internal Services Department

Subject: Notice of Construction Project
The Empowerment Center, Project No. W130069

Bcha 8/20/18

RECOMMENDATION

The Design and Construction Services Division of the Internal Services Department (ISD) is requesting that the subject project be reviewed by your office for Small Business Enterprise (SBE) measures, in order to proceed with the advertisement and subsequent bidding of the construction contract.

BACKGROUND/SCOPE OF SERVICES

The "Empowerment Center" will be a new one-story building with approximately 26,657 square feet of total constructed area, fully air-conditioned, reinforced masonry or concrete block structure in Miami-Dade County.

The new center will include capacity for 60 emergency shelter beds with space for future growth; kitchens to facilitate multi-family meal preparation; laundry; communal spaces; pet kennel; security entrance feature; generator; and secure outdoor play spaces. The new facility will incorporate accessible design standards to accommodate residents with disabilities. The new center is designed to attain a minimum LEED Silver certification.

The floor space will be divided as follows with the proposed floor finishes as noted:

- Sleeping Areas. Luxury vinyl tile 5,527 S.F.
- Seventeen (17) Bathrooms/Showers. Porcelain tile 865 S.F.
- Six (6) Restrooms. Porcelain tile 481 S.F.
- Thirteen (13) Offices/Work Areas. Luxury vinyl tile 1,717 S.F.
- Conference Room. Luxury vinyl tile 306 S.F.
- Four (4) Electrical Rooms. Concrete/Epoxy 380 S.F.
- Five (3) Storage/Supplies Areas. VCT 978 S.F.
- Clothing/Donations Area. Concrete/Epoxy 761 S.F.
- Two (2) Kitchens Elevator. Porcelain tile 1,319 S.F.
- Two (2) Pet Kennels. Concrete/Epoxy 292 S.F.
- Two (2) Laundry Rooms. VCT 356 S.F.
- Two (2) Baby/Kids Rooms, VCT 528 S.F.
- Two (2) Lounge/Quiet Rooms. Luxury vinyl tile 337 S.F.

- Staff Lounge. Porcelain tile 379 S.F.
- Four (4) Mechanical Rooms. Concrete/Epoxy 746 S.F.
- Vending Area. Porcelain tile 226 S.F.
- IT Room. VCT 101 S.F.
- Reception/Waiting Room. Porcelain tile 869 S.F.
- Workshop. Concrete/Epoxy 228 S.F.
- Three (3) Mechanical Rooms. Concrete/Epoxy 637 S.F.
- Three (3) Janitor Closets. Porcelain tile 71 S.F.
- Guard House. Vinyl Planks 61 S.F.

The building has been designed to meet the criteria to qualify for a Silver LEED certification in compliance with Resolution 1309-07, concerning Implementing Order (I.O. 8-8), establishing guidelines to further Miami-Dade County Sustainable Program initiative.

The applicable trades for the construction portion of the project will include, but not be limited to, concrete and masonry; roofing assembly; framing, drywall and finishing; painting; heating, ventilation and air conditioning (HVAC) systems; underground utility systems; asphalt paving including curbs and drainage; offsite roadway improvements; landscaping; security wall and fencing; plumbing system; exterior playground area; electrical/electronic systems; and fire protection system.

The County requires that the selected Prime Contractor employ experienced full-time key individual personnel(s) as Construction Manager (CM) and/or Project Manager (PM) who can demonstrate verifiable CM/PM qualifications and experience with the successful construction through completion of at least one (1) dormitory-type facility of approximately 25,000 square feet or more in usable area, including a minimum of twenty (20) bedrooms, and located within an urban environment within the past ten (10) years. The CM/PM must at all times, from the bid opening date through the completion of the project, be a full time employee of the Prime Contractor. If the CM/PM assigned to the construction contract to comply with any of the afore-mentioned requirements leaves the Prime Contractor's employment at any point during the term of the construction contract, the Prime Contractor is hereby bound to acquire the services of a qualified replacement CM/PM to the satisfaction of the County. Bidders must provide a list of the following proposed major subcontractors (the "Major Subcontractors): 1) Earthwork; 2) HVAC; 3) Electrical; 4) Plumbing; 5) Fire Protection; 6) Roofing; 7) Finishes; and 8) Exterior Improvements. The Major Subcontractors are required to demonstrate experience contracting with and managing completed projects or projects undergoing construction consistent with the type, size, scope, and complexity of this project. The Prime Contractor must be a LEED®AP, or have a LEED®AP Consultant on staff during the entire construction phase, who can demonstrate experience in the LEED certification process of at least one (1) facility completed or one (1) facility under construction, which is registered with the United States Green Building Council (USGBC) to pursue a minimum of LEED-certified rating.

ISD recommends that a 25.6% SBE-Construction goal and a 0.51% SBE-Goods & Services goal be established for this contract.

For further details, please see Departmental Input Construction Contract/Project Measure Analysis and Recommendation (attached). If additional information is required, please contact Daniel Castilla, Project Manager, ISD at (305) 375-4296.

c: Tara C. Smith, Director, ISD
 Bianca Caviglia, Division Director, ISD
 Francisco Suarez, A/E Section Manager, ISD
 Laurie Johnson, SBD Manager, ISD
 Project File

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.: W130069

Contract/Project Title: The Empowerment Center

Description/Scope of Work: This project consists of the construction of a new one-story building occupying approximately 26,657 square feet of total constructed area, fully air-conditioned, reinforced masonry or concrete block structure. The new center will include capacity for 60 emergency shelter beds with space for future growth; kitchens to facilitate multi-family meal preparation; laundry; communal spaces; pet kennel; security entrance feature; generator; and secure outdoor play spaces. The new facility will incorporate accessible design standards to accommodate residents with disabilities. The new center is designed to attain a minimum LEED Silver certification.

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The scope of work entails full site development, not limited to, surface parking, landscaping, open areas, dumpster enclosure, security wall and fencing, offsite roadway improvements, underground utility systems, drainage, and lighting. The parking lot will accommodate 57 parking spaces including two (2) accessible spaces with accessible walkways to the new building.

The applicable trades for the construction portion of the project will include, but not be limited to, concrete and masonry; roofing assembly; framing, drywall and finishing; painting; heating, ventilation and air conditioning (HVAC) systems; underground utility systems; asphalt paving including curbs and drainage; landscaping; plumbing system; exterior playground area; electrical/electronic systems; and fire protection system.

Estimated Cost: \$11,685,335.00

Funding Source: Food and Beverage Tax

Location of Project: Miami-Dade County

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
01. General Requirements	6	365
02. Site Construction	12	240
03. Concrete	10	180
04. Masonry and Stone	8	120
05. Metal	6	120
06. Wood and Plastic	6	90
07. Thermal and Moisture Protection	4	90
08. Doors and Windows	6	60
09. Finishes	6	90
10. Specialties	6	90
11. Equipment	4	120
12. Furnishings	6	60
15. Mechanical	8	120
16. Electrical	8	120

Comments: N/A

PROJECT ANALYSIS FOR GOAL RECOMMENDATION (SBE-CONS) See attachment

Sub-Trade	Estimated Cost	% of Item to Base Bid (Rounded)	Availability
01. General Requirements	\$ 830,279	7.1%	
02. Site Construction			
02.01 Earthwork	\$408,391	3.5%	3.5%
02.02 Paving & Drainage	\$475,806	4.1%	
02.03 Site Utilities	\$386,597	3.3%	
02.04 Landscaping/Irrigation	\$496,997	4.3%	
02.05 Fence	\$145,848	1.2%	
02.06 Off Site (not in other items)	\$260,782	2.2%	
03. Concrete	\$ 1,307,330	11.2%	
04. Masonry and Stone	\$713,030	6.1%	
05. Metal	\$532,899	4.6%	
06. Wood and Plastic	\$298,947	2.6%	
07. Thermal and Moisture Protection	\$587,831	5.0%	5.0%
08. Doors and Windows	\$617,032	5.3%	
09. Finishes			
09.01 Metal Framing/Gypsum Board	\$597,925	5.1%	
09.02 Stucco/Cladding	\$169,868	1.5%	
09.03 Tile	\$135,204	1.2%	
09.04 Painting	\$119,760	1.0%	
09.05 Acoustical Treatments	\$83,642	0.7%	

09.06	Other Flooring	\$144,239	1.2%	
10.	Specialties			
10.01	Louvers/Signage/Toilet Accessories	\$167,152	1.4%	
11.	Equipment			
11.01	Kitchen	\$197,429	1.7%	
12.	Furnishings			
12.01	Window Treatment	\$40,000	0.3%	
15.	Mechanical			
15.01	Plumbing	\$692,895	5.9%	5.9%
15.02	Heating/Ventilating/Air-Conditioning	\$669,598	5.7%	
16.	Electrical	\$1,306,060	11.2%	11.2%
17.	Fire Protection	\$124,793	1.1%	
18.	Technology	\$51,994	0.4%	
19.	Electronic Safety & Security	\$123,007	1.1%	
ESTIMATED CONSTRUCTION COST (SBE-CONS)		\$11,685,335	100%	25.6%

Comments: N/A

RECOMMENDATION

Set-Aside: Level 1 Level 2 Level 3 Trade Set-Aside Sub-Contractor Goal Workforce Goal No Measure

Basis for Recommendation: **ISD recommends a 25.6% SBE-Cons goal be established for this contract.**

PROJECT ANALYSIS FOR GOAL RECOMMENDATION (SBE G&S)

Sub-Trade	Estimated Cost	% of Item to Base Bid (Rounded)	Availability
01. Testing and Surveying	\$5,625	0.05%	0.05%
02. Security/Fencing	\$6,272	0.05%	0.05%
03. Construction Cleaning Services	\$10,710	0.09%	0.09%
07. Temporary Utilities/Portable Toilets	\$23,300	0.19%	0.19%
12. Rental Equipment	\$7,250	0.06%	0.06%
13. Trash/Storage Containers	\$6,450	0.05%	0.05%
ESTIMATED COSTRUCTION COST (SBE-G&S)*	\$58,807	0.51%	0.51%

*Included in Estimated Total Construction Cost

RECOMMENDATION

Set-Aside: Level 1 Level 2 Level 3 Trade Set-Aside Sub-Contractor Goal Workforce Goal No Measure

Basis for Recommendation: **ISD recommends a 0.51% SBE-G&S goal be established for this contract.**

MINIMUM REQUIREMENTS/QUALIFICATIONS FOR THE SELECTED CONTRACTOR

The County requires that the selected Prime Contractor employ experienced full-time key individual personnel(s) as Construction Manager (CM) and/or Project Manager (PM) who can demonstrate

verifiable CM/PM qualifications and experience with the successful construction through completion within the past ten (10) years of one (1) dormitory-type facility of approximately 25,000 square feet or more in usable area, including a minimum of twenty (20) bedrooms, located within an urban environment. The CM/PM must at all times, from the bid opening date through the completion of the project, be a full time employee of the Prime Contractor. If the CM/PM assigned to the construction contract to comply with any of the afore-mentioned requirements leaves the Prime Contractor's employment at any point during the term of the construction contract, the Prime Contractor is hereby bound to acquire the services of a qualified replacement CM/PM to the satisfaction of the County. Bidders must provide a list of the following proposed major subcontractors (the "Major Subcontractors): 1) Earthwork; 2) HVAC; 3) Electrical; 4) Plumbing; 5) Fire Protection; 6) Roofing; 7) Finishes; and 8) Exterior Improvements. The Major Subcontractors are required to demonstrate experience contracting with and managing completed projects or projects undergoing construction consistent with the type, size, scope, and complexity of this project. The Prime Contractor must be a LEED®AP, or have a LEED®AP Consultant on staff during the entire construction phase, who can demonstrate experience in the LEED certification process of at least one (1) facility completed or one (1) facility under construction, which is registered with the United States Green Building Council (USGBC) to pursue a minimum of LEED-certified rating.

The Prime Contractor and all Major Subcontractors shall be required to provide a list of Example Projects that demonstrate the Firm's key individuals' ability and experience to successfully plan and complete the project. The Prime Contractor and all Major Subcontractors are required to perform their due diligence to ensure that all references submitted, are up to date and have current contact persons' names, company name, company position, phone numbers, fax numbers, e-mail addresses which are spelled and listed correctly prior to the date of submission. All documentation submitted to support these requirements will be subject to verification by County staff.

Potential bidders are required to include in their bid submissions any and all information necessary to establish their satisfaction of the minimum requirements in this section, general information regarding their companies' management and operations, financial resources, bonding capacity, payment of subcontractors, and a history of commenced and completed projects in order to support these requirements. The County shall be authorized to request from the bidder any and all information which the County may reasonably require to determine the bidder's and Major Subcontractor's compliance with this section. Failure to provide such information may be considered by the County in its determination of compliance. Upon determination of the apparent lowest responsive bidder, the County shall review further its qualifications including verification of, but not limited to, the firm's past performance, the capacity of its personnel to perform the services, available business and litigation reports, financial condition, integrity, capability, experience, and quality of services provided under other contracts. The County shall make determinations of the bidder's compliance with the requirements of this section in its sole discretion, and the County's decision shall be final.

The selected contractor shall be required, before awarding of the contract, to demonstrate to the complete satisfaction of the County that they have the necessary resources to execute the work in a satisfactory manner and within the time specified; that they have had experience of a same or similar nature, and that they have past history and reference which will assure the owner of the contractor's qualifications for executing the work.

Date submitted to SBD: 8/20/18
Contact Person: Marlene Blanco, Program Management Manager, ISD
Telephone No.: 305-375-3913

CMS-Construction Management Services, Inc.
 10 Fairway Drive, Suite 301
 Deerfield Beach, FL 33441
 954-481-1611
 CMS FILE # 2161 CD 100%

MDC EMPOWERMENT CENTER
 MIAMI-DADE COUNTY
 FLORIDA

100% CONSTRUCTION DOCUMENTS 07 25 2017
 COST ESTIMATE (rev 2)
 October 26, 2017

PREPARED FOR:
 SALTZ MICHELSON ARCHITECTS

MAIN SUMMARY

DIVISION	DESCRIPTION	AMOUNT	% of TOTAL
01000	GENERAL CONDITIONS	\$ 812,769	6.97%
02000	EXISTING CONDITIONS	\$ 186,232	1.60%
03000	CONCRETE	\$ 1,120,989	9.61%
04000	MASONRY	\$ 639,948	5.49%
05000	METALS	\$ 478,280	4.10%
06000	WOOD AND PLASTICS	\$ 268,307	2.30%
07000	THERMAL / MOISTURE PROTECTION	\$ 527,582	4.52%
08000	DOORS AND WINDOWS	\$ 553,790	4.75%
09000	FINISHES	\$ 1,159,244	9.94%
10000	SPECIALTIES / SIGNAGE	\$ 150,020	1.29%
11000	EQUIPMENT	\$ 177,194	1.52%
12000	FURNISHINGS	\$ 4,623	0.04%
13000	SPECIAL CONSTRUCTION	\$ -	0.00%
14000	CONVEYING SYSTEMS (N/A)	\$ -	0.00%
21000	FIRE	\$ 112,003	0.96%
22000	PLUMBING	\$ 621,877	5.33%
23000	HVAC	\$ 600,968	5.15%
26000	ELECTRICAL	\$ 1,172,196	10.05%
27000	TECHNOLOGY	\$ 46,665	0.40%
28000	ELECTRONIC SAFETY & SECURITY	\$ 110,400	0.95%
31000	EARTHWORK	\$ 366,533	3.14%
32000	EXTERIOR IMPROVEMENTS	\$ 1,010,107	8.66%
33000	SITE UTILITIES	\$ 346,973	2.98%
	SUBTOTAL	\$ 10,466,699	89.75%
2.00%	G.C. OVERHEAD	\$ 209,334	1.80%
	SUBTOTAL	\$ 10,676,033	91.55%
3.00%	G.C. PROFIT	\$ 320,281	2.75%
	SUBTOTAL	\$ 10,996,314	94.30%
1.00%	BOND	\$ 109,963	0.94%
	SUBTOTAL	\$ 11,106,277	95.24%
5.00%	CONTINGENCY	\$ 555,314	4.76%
	TOTAL PROBABLE CONSTRUCTION COST	\$ 11,661,591	100.00%