

Memorandum



Date: March 8, 2016

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

From: Fernando V. Ponassi, MA Arch., LEED® AP BD+C
Manager, Contracts Administration Section
Design and Construction Services Division
Internal Services Department

Subject: Notice of Construction Contract - ISD Project No. A05-GSA-02 GOB ESP, ISD Contract No. Z000120, Renovation of the Culmer/Overtown Neighborhood Service Center

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 CSBE and CWP measures in order to proceed with the advertisement and subsequent bidding of the construction contract.

BACKGROUND

The scope of work includes, but is not limited to, providing construction services to renovate the existing 38,493-square foot Culmer/Overtown Neighborhood Service Center, which is comprised of three buildings. Services include, but are not limited to, modernizing the interior of the three buildings located on the site, improving exterior lighting, provide accessibility for disabled visitors to the buildings, and necessary upgrades to meet current building code requirements.

The applicable trades for the construction portion of the project will include, but not be limited to, 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; electrical/electronic systems; and fire protection system. It is preferred that the selected General Contractor demonstrate experience as prime Contractor responsible for renovations of one (1) building structure of comparable size and complexity to the referenced project. **ISD recommends that a 21.72% SBE-Construction goal and a 2.00% 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 Jose Montoya, via email at JMontoy@miamidadegov, or via phone at me directly at (305) 375-3315.

cc: Tara C. Smith, Director, ISD
Miriam Singer, CPPO, Sr. Assistant Director, ISD
Asael Marrero, Division Director, DCS, ISD
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Laurie Johnson, SBD, ISD
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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.: Z000120 GOB ESP

*Reference corresponding project number when submitting a work order

Contract/Project Title: Culmer/Overtown Neighborhood Service Center

Description/Scope of Work: The scope of work includes, but is not limited to, providing construction services to renovate the existing 38,493-square foot Culmer/Overtown Neighborhood Service Center, which is comprised of three buildings. Services include, but are not limited to, modernizing the interior of the three buildings located on the site, improving exterior lighting, provide accessibility for disabled visitors to the buildings, and necessary upgrades to meet current building code requirements.

Estimated Cost: \$5,188,225 (inclusive of a 10% contingency)

Funding Source: CPJ217CO1471

Location of Project: 1600 NW 3rd Avenue, Miami, FL 33125

PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CWP) See attachment ☐

Architect or 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	4	120
02. Site Construction	2	30
03. Concrete	4	60
04. Masonry and Stone	4	80
05. Metal	4	120
06. Wood and Plastic	2	45
07. Thermal and Moisture Protection	3	90
08. Doors and Windows	4	120
09. Finishes	6	120
10. Specialties	4	60
11. Equipment	4	90
12. Furnishings	2	45
13. Special Construction	0	0
14. Conveying Systems	0	0
15. Mechanical	6	180
16. Electrical	5	90

Comments:

PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CSBE) See attachment ☐

Sub-Trade	Estimated Cost	% of Item to Base Bid	Availability
01. General Requirements	\$900,000	19.08%	
02. Site Construction			
02.01 Earthwork	\$0	0%	
02.02 Paving & Drainage	\$5,483	0.12%	
02.03 Site Utilities	\$0	0.00%	
02.04 Landscaping/Irrigation	\$40,325	0.85%	
03. Concrete	\$70,211	1.49%	
04. Masonry and Stone	\$11,565	0.25%	
05. Metal	\$24,250	0.51%	
06. Wood and Plastic	\$93,290	1.98%	
07. Thermal and Moisture Protection	\$774,128	16.41%	
08. Doors and Windows	\$571,929	12.13%	
09. Finishes			
09.01 Metal Framing/Gypsum Board	\$141,607	3.00%	
09.02 Stucco/Cladding	\$250,075	5.30%	
09.03 Tile	\$259,712	5.51%	
09.04 Painting	\$145,125	3.08%	
10. Specialties			
10.01 Signage/Toilet/Accessories/Awnings/Flagpoles/Raised Flooring	\$48,542	1.03%	
11. Equipment	\$254,127	5.39%	
12. Furnishings	\$28,069	0.60%	
15. Mechanical			
15.01 Plumbing	\$230,519	4.89%	
15.02 Fire Protection	\$0	0.00%	
15.03 Heating/Ventilating/Air-Conditioning	\$544,809	11.55%	
16. Electrical	\$228,470	4.84%	
ESTIMATED CONSTRUCTION COST (CBE CONST.)	\$4,622,236	98.00%	

RECOMMENDATION

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

Basis for Recommendation: ISD recommends that a 21.72% SBE-C goal be established to this contract.

PROJECT ANALYSIS FOR GOAL RECOMMENDATION (SBE G&S) See attachment ☐

Sub-Trade	Estimated Cost	% of Item to Base Bid	Availability
02. Security/Fencing	\$6,603	0.14%	
03. Construction Cleaning Services	\$8,490	0.18%	
05. Scheduling/Estimating	\$16,980	0.36%	
07. Temporary Utilities/Portable Toilets	\$19,810	0.42%	
12. Rental Equipment/Scaffolding	\$28,299	0.60%	
13. Trash/Storage Containers (20 ton.)	\$14,150	0.30%	
ESTIMATED CONSTRUCTION COST (CBE G&S)	\$94,331	2.00%	
ESTIMATED CONSTRUCTION COST (TOTAL)	\$4,716,568	100.00%	

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

Basis for Recommendation: ISD recommends that a 2.00% SBE-G&S goal be established to this contract.

Date submitted to SBD/ISD: 3/7/2016
Contact Person: Jose Montoya, Architect III, ISD
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