

Memorandum



Date: August 9 , 2018

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

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

Bianca 8/9/18

Subject: Notice of Construction Project
The Larcenia J. Bullard Plaza (previously the Richmond Heights Redevelopment),
Project No. Z00099A GOB ESP

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 "Larcenia J. Bullard Plaza" will be a new two-story building with approximately 14,000 square feet of total constructed area located in Miami-Dade County, at 14518/14508 Lincoln Boulevard in Miami, Florida, 33176. The lots where the proposed project will be located are owned by Miami-Dade County, the lot size is 43,482 SF (0.998 acres), and lies within the boundaries of Commissioner Dennis C. Moss, District 9.

The building will be fully air-conditioned and with a reinforced masonry or concrete block structure. The building will be utilized as a catalyst for civic events in a designated museum/exhibit space among other uses such as five (5) retail spaces in the first floor along with a takeout restaurant and office spaces in the second floor. The subject property will continue to be owned and operated by Miami-Dade County.

The two floors spaces will be divided as follows with the proposed floor finishes as noted:

First Floor

- Exhibit art gallery. Porcelain tile 977 S.F
- Art gallery office 95 S.F.
- Five (5) commercial retail spaces with restrooms. Porcelain tile 3,055 S.F.
- Take out Restaurant with restroom. Quarry tile 1,269 S.F.
- Open hallway. Concrete finish 486 S.F.
- Two (2) concrete stairs 470 S.F.
- Elevator. Porcelain tile 65 S.F.
- Building core spaces. Porcelain tile 575 S.F.
- Storage area. Porcelain tile 199 S.F.

Second Floor

- Conference Room. Carpet tile 1,025 S.F.
- CDC Offices. Carpet tile 788 S.F.
- IT Room. Porcelain tile 34 S.F.
- Storage Room. Porcelain tile 119 S.F.
- Restrooms. Porcelain tile 684 S.F.
- Four (4) office spaces. Carpet tile 2,750 S.F.
- Coworking Office. Carpet tile 1,162 S.F.
- Exterior Corridor. Porcelain tile. 225 S.F.
- Two (2) concrete stairs 393 S.F.

The scope of work entails full site development, not limited to, surface parking, landscaping, open areas, dumpster enclosure, drainage and lighting. The parking lot will accommodate 47 parking spaces including two (2) accessible spaces with accessible walkways to the new building.

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; landscaping; plumbing system; electrical/electronic systems; conveying systems, and fire protection system.

The County requires that the selected Prime Contractor shall 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 one (1) shopping center type facility with a minimum of two (2) stories, and approximately 15,000 square feet or more in usable area, 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. 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 24.21% SBE-Construction goal and a 2.06% 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 Hugo Velasquez, R.A., ISD at (305) 375-4813.

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

Miami-Dade County Internal Services Department (ISD)

Richmond Heights Shopping Center - (Larcenia J. Bullard Plaza)

14518 / 14508 Lincoln Blvd., Miami, FL 33176

ISD Contract No. Z00099A

CSI Summary - Estimate of Probable Construction Cost

100% Design Phase

Rev. 6/15/2018

| CSI Div. | Description | Estimated Total | % per Division |
|----------|---|-------------------|----------------|
| 1 | 01 - General Requirements | <i>*see below</i> | |
| 2 | 02 - Existing Conditions | \$ 30,478 | 0.85% |
| 3 | 03 - Concrete | \$ 595,209 | 16.57% |
| 4 | 04 - Masonry | \$ 155,413 | 4.33% |
| 5 | 05 - Metals | \$ 180,830 | 5.03% |
| 6 | 06 - Wood, Plastics, and Composites | \$ 49,697 | 1.38% |
| 7 | 07 - Thermal and Moisture Protection | \$ 120,209 | 3.35% |
| 8 | 08 - Openings | \$ 354,690 | 9.87% |
| 9 | 09 - Finishes | \$ 373,310 | 10.39% |
| 10 | 10 - Specialties | \$ 38,430 | 1.07% |
| 11 | 11 - Equipment | \$ 71,595 | 1.99% |
| 12 | 12 - Furnishings | \$ 20,000 | 0.56% |
| 14 | 14 - Conveying Equipment | \$ 60,000 | 1.67% |
| 21 | 21 - Fire Suppression | \$ 48,079 | 1.34% |
| 22 | 22 - Plumbing | \$ 188,671 | 5.25% |
| 23 | 23 - Heating Ventilating & Air Conditioning | \$ 274,373 | 7.64% |
| 26 | 26 - Electrical | \$ 370,440 | 10.31% |
| 27 | 27 - Communications | \$ 15,100 | 0.42% |
| 28 | 28 - Electronic Safety and Security | \$ 69,817 | 1.94% |
| 31 | 31 - Earthwork | \$ 34,946 | 0.97% |
| 32 | 32 - Exterior Improvements | \$ 329,517 | 9.17% |
| 33 | 33 - Utilities | \$ 211,055 | 5.88% |

| | | |
|------------------------------|--------------------|-------------|
| Subtotal Direct Costs | \$3,591,858 | 100% |
|------------------------------|--------------------|-------------|

| | |
|-------------------------------------|--------------------|
| General Requirements @ 7% | \$251,430 |
| Overhead & Profit @ 7% | \$251,430 |
| Subtotal | \$4,094,718 |
| Bonds & Insurance @ 1.5% | \$61,421 |
| Subtotal | \$4,156,139 |
| Owner's Construction Contingency 3% | \$124,684 |

| | |
|--|--------------------|
| Total Probable Construction Cost (2018) | \$4,280,823 |
|--|--------------------|

Additive Alternate - 100% Design Phase:

(Alternate cost is all inclusive of GC's indirect cost (General Conditions, O&P, Bonds & Permits, Contingency)

| | |
|--|-----------|
| - Additive Alternate - F0817 DD Mobile Food Service Equipment Quote from SDI | \$155,734 |
|--|-----------|

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.: **Z00099A**

Contract/Project Title: **Larcenia J. Bullard Plaza**

Description/Scope of Work: The project is located in Miami-Dade County, at 14518/14508 Lincoln Boulevard in Miami, Florida, 33176. The lots where the proposed project will be located are owned by Miami-Dade County, the lot size is 43,482 SF (0.998 acres), and lies within the boundaries of Commissioner Dennis C. Moss, District 9.

The "Larcenia J. Bullard Plaza" will be a new two-story building with approximately 14,000 square feet of total constructed area, fully air-conditioned, reinforced masonry or concrete block structure. The building will be utilized as a catalyst for civic events in a designated museum/exhibit space among other uses such as five (5) retail spaces in the first floor along with a takeout restaurant and office spaces in the second floor. The subject property will continue to be owned and operated by Miami-Dade County.

The two floors spaces will be divided as follows with the proposed floor finishes as noted:

First Floor

- Exhibit art gallery. Porcelain tile 977 S.F.
- Art gallery office 95 S.F.
- Five (5) commercial retail spaces with restrooms. Porcelain tile 3,055 S.F.
- Take out Restaurant with restroom. Quarry tile 1,269 S.F.
- Open hallway. Concrete finish 486 S.F.
- Two (2) concrete stairs 470 S.F.
- Elevator. Porcelain tile 65 S.F.
- Building core spaces. Porcelain tile 575 S.F.
- Storage area. Porcelain tile 199 S.F.

Second Floor

- Conference Room. Carpet tile 1,025 S.F.
- CDC Offices. Carpet tile 788 S.F.
- IT Room. Porcelain tile 34 S.F.
- Storage Room. Porcelain tile 119 S.F.
- Restrooms. Porcelain tile 684 S.F.
- Four (4) office spaces. Carpet tile 2,750 S.F.
- Coworking Office. Carpet tile 1,162 S.F.
- Exterior Corridor. Porcelain tile. 225 S.F.
- Two (2) concrete stairs 393 S.F.

The scope of work entails full site development, not limited to, surface parking, landscaping, open areas, dumpster enclosure, drainage and lighting. The parking lot will accommodate 47 parking spaces including two (2) accessible spaces with accessible walkways to the new building.

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

Estimated Cost: \$4,156,139.00

Funding Source: CPK321ID0649

Location of Project: 14518-14508 Lincoln Boulevard, Miami, FL 33176

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 | 4 | 120 |
| 02. Existing Conditions | 4 | 90 |
| 03. Concrete | 8 | 120 |
| 04. Masonry and Stone | 8 | 120 |
| 05. Metal | 4 | 60 |
| 06. Wood and Plastic | 2 | 45 |
| 07. Thermal and Moisture Protection | 3 | 90 |
| 08. Openings | 4 | 90 |
| 09. Finishes | 6 | 120 |
| 10. Specialties | 2 | 60 |
| 11. Equipment | 2 | 90 |
| 12. Furnishings | 4 | 60 |
| 14. Conveying Systems | 2 | 120 |
| 21. Fire Suppression | 2 | 60 |
| 22. Plumbing | 4 | 90 |
| 23. Heating Ventilating & Air Conditioning | 4 | 90 |
| 26. Electrical | 4 | 90 |
| 27. Communications | 2 | 60 |
| 28. Electronic Safety and Security | 2 | 120 |
| 31. Earthwork | 6 | 120 |
| 32. Exterior Improvements | 6 | 120 |
| 33. Utilities | 6 | 120 |

Comments: Disclaimer. Estimate prepared by KW Consulting is a place holder until bid process is completed.

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

| Sub-Trade | Estimated Cost | % of Item to Base Bid | Availability |
|-------------------------------------|----------------|-----------------------|--------------|
| 01. General Requirements | \$251,430.00 | 7.00% | |
| 02. Existing Conditions | \$30,478.00 | 0.85% | |
| 03. Concrete | \$595,209.00 | 16.57% | |
| 04. Masonry and Stone | \$155,413.00 | 4.33% | 4.33% |
| 05. Metal | \$180,830.00 | 5.03% | |
| 06. Wood and Plastic | \$49,697.00 | 1.38% | |
| 07. Thermal and Moisture Protection | \$120,209.00 | 3.35% | 3.35% |
| 08. Openings | \$354,690.00 | 9.87% | |
| 09. Finishes | \$373,310.00 | 10.39% | |
| 10. Specialties | \$38,430.00 | 1.07% | |
| 11. Equipment | \$71,595.00 | 1.99% | |
| 12. Furnishings | \$20,000.00 | 0.56% | |
| 14. Conveying Systems | \$60,000.00 | 1.67% | |
| 21. Fire Suppression | \$48,079.00 | 1.34% | |
| 22. Plumbing | \$188,671.00 | 5.25% | 5.25% |

| | | | |
|---|-----------------------|-------------|---------------|
| 23. Heating Ventilating & Air Conditioning | \$274,373.00 | 7.64% | |
| 26. Electrical | \$370,440.00 | 10.31% | 10.31% |
| 27. Communications | \$15,100.00 | 0.42% | |
| 28. Electronic Safety and Security | \$69,817.00 | 1.94% | |
| 31. Earthwork | \$34,946.00 | 0.97% | 0.97% |
| 32. Exterior Improvements | \$329,517.00 | 9.17% | |
| 33. Utilities | \$211,055.00 | 5.88% | |
| ESTIMATED CONSTRUCTION COST (SBE-CONS) | \$3,843,288.00 | 100% | 24.21% |

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 24.21% SBE-Cons goal be established for this contract.

PROJECT ANALYSIS FOR GOODS AND SERVICES GOAL RECOMMENDATION (SBE G&S)

| Sub-Trade | Estimated Cost | % of Item to Base Bid | Availability |
|---|--------------------|-----------------------|--------------|
| Security Fencing | \$10,000.00 | 0.26% | 0.26% |
| Construction Cleaning Services | \$3,000.00 | 0.08% | 0.08% |
| Temporary Utilities | \$4,000.00 | 0.10% | 0.10% |
| Temporary Facilities | \$6,000.00 | 0.16% | |
| Portable Toilets | \$4,500.00 | 0.12% | 0.12% |
| Rental Equipment | \$30,000.00 | 0.30% | 0.30% |
| Scaffolding | 14,000.00 | 0.79% | 0.79% |
| Dumpster (30 Cubic Yard) | \$10,000.00 | 0.15% | 0.15% |
| Project Identification | \$1,200.00 | 0.26% | 0.26% |
| ESTIMATED CONSTRUCTION COST (SBE- G&S) | \$82,700.00 | 2.22% | 2.06% |

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 2.06% SBE-G&S goal be established for this contract.

MINIMUM REQUIREMENTS/QUALIFICATIONS FOR THE SELECTED CONTRACTOR

The Prime Contractor shall 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 one (1) shopping center type facility with a minimum of two (2) stories, and approximately 15,000 square feet or more in usable area, 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) Concrete; 2) HVAC; 3) Openings (doors and windows); 4) Plumbing, and 5) Electrical. 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, is up to date information 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; 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: 07/26/2018
Contact Person: Hugo Velásquez, R.A., ISD
Telephone No.: (305) 375-4813