



Date: December 12, 2012
To: Milton L. Collins, Associate Director, MDAD Minority Affairs
From: Alberto Calderin, Munilla Construction Management, LLC (MCM) - MCC-8-10
Subject: **CSBE Recommendation**
MIA – Hotel Lobby/Public Space Renovations, MCC-R-044-A

This is a request for review of the following recommendation for CSBE contract measures, in order for the MCC-8-10 Contractor to proceed with the necessary renovate the MIA Hotel Lobby area and its surrounding public areas at the Terminal, 2nd level.

The Contractor's staff has evaluated the project and recommends a CSBE trade set-aside measures for the following trades:

- Package "A" Miscellaneous General Work
- Package "B" Miscellaneous Metals
- Package "D" Fireproofing
- Package "E" Doors/Hardware
- Package "F" Windows
- Package "G" Drywall
- Package "H" Ceilings/Flooring
- Package "I" Painting
- Package "K" Fire Protection
- Package "L" Plumbing
- Package "M" HVA
- Package "N" Electrical

The suggested CSBE subcontract items are listed on the Department Contract Measures Recommendation and Analysis form attached. This evaluation is based the CSBE Certification List as of June 7, 2011 from the County Small Business Development Department.

Total suggested Community Small Business Enterprise participation for this project is:
51% or \$1,748,541.00 of \$3,456,035.61.

The Community Workforce Program (CWP) breakdown is attached for the required goal.

The MDAD Miscellaneous Construction Contract (MCC-8-10) requires that the General Contractor shall enter into subcontractor agreements to perform the work. Prior to the issuance of each Project Order Draft, or in the event of an emergency, as soon thereafter as practicable, per Ordinance 97-52, Miami Dade County will review each project for the establishment of contract measures relevant to Community Small Business Enterprise (CSBE) participation in the work to be performed, and will establish on each Project Order Draft as it is transmitted to the Contractor.

Cc: Adela Ledo - MDAD
File

**DEPARTMENT CONTRACT MEASURES RECOMMENDATION AND ANALYSIS
CSBE**

To: Miton Collins - Associate Director
MDAD - Minority Affairs Division

From: Alberto Calderin MCC-8-10
General Manager/Munilla Construction Management,LLC (MCM)

Project/Contract Title: MIA - Hotel Lobby/Public Space Renovations

Contract Number: MCC-R-044-A

Department: Aviation

Estimated Cost of Project/Bid: 3,456,035.81 **Funding Source:** Aviation Bonds

Description of Project/Bid: Renovations to the MIA Hotel Lobby and surrounding public areas at the Terminal 2nd Level

Contract Measures Recommendations

Set aside Trade Set aside 1,748,541 Bid Preference
Goal No Measures

Reasons for Recommendation

This is a reasonable contract measure, based on the availability of CSBE firms for the trades available on this project.

Analysis for Recommendation of a Goal

<u>Subtrade</u>	<u>Estimated Cost</u>	<u>% Of Item to Base Bid</u>	<u>CSBE Availability</u>
Pkg. "A" Misc. Gen. Work	235,695	6.8%	
Pkg. "B" Miscellaneous Metals	77,222	2.2%	
Pkg. "D" Fireproofing	33,000	1.0%	
Pkg. "E" Doors/Hardware	189,500	5.5%	
Pkg. "F" Windows	177,925	5.1%	
Pkg. "G" Drywall	221,580	6.4%	
Pkg. "H" Ceiling/Flooring	42,270	1.2%	
Pkg. "I" Painting	23,074	0.7%	
Pkg. "K" Fire Protection	95,000	2.7%	
Pkg. "L" Plumbing	15,000	0.4%	
Pkg. "M" HVAC	97,000	2.8%	
Pkg. "N" Electrical	541,275	15.7%	
Total	1,748,541	51%	
<i>Project cost</i>	<u>2,543,750</u>	input from bid line item	
<i>Allow. & Fee</i>	896,202	input from bid line item	
<i>Pre-Const. Svcs</i>	<u>16,084</u>	input from bid line item	
Goal basis	<u>3,456,035.81</u>		

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.: MCA-R-044-A

*Reference corresponding project number when submitting a work order

Contract/Project Title: MIA- Hotel Lobby / Public Space Renovations

Description/Scope of Work: Renovations to the lobby area of the MIA- Hotel area and the surrounding areas

Estimated Cost: 3,456,035.61 Funding Source: _____

Location of Project (street address or beginning and ending points) i.e. 12345 NE 23rd Ct or Starts at 135 St. ends at 145 St.

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

Comments: _____

PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CSBE) See attachment

Sub-Trade	Est. Cost	% of Item to Base Bid	Availability

RECOMMENDATION

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

Basis for Recommendation: _____

Date submitted to DBD: _____

Contact Person: _____

Telephone No.: _____

PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CWP)

Construction Contract/Project Measure Analysis & Recommendation

Project Name: MIA-Hotel/Public Space Renovations

Project Number: MCC-R-044-A

Trade/Skills Required	Estimated # of Workforce Required	Estimated # of Total Days to Complete
General	5 Person Crew	45 Days
Miscellaneous Metals	10 Person Crew	60 Days
Millwork	2 Person Crew	40 Days
Fireproofing	4 Person Crew	5 Days
Doors/Hardware	2 Person Crew	15 Days
Windows	5 Person Crew	30 Days
Drywall	4 Person Crew	10 Days
Ceilings/Flooring	4 Person Crew	5 Days
Painting	3 Person Crew	7 Days
Column Cladding	7 Person Crew	60 Days
Fire Protection	4 Person Crew	40 Days
Plumbing	2 Person Crew	10 Days
HVAC	4 Person Crew	25 Days
Electrical	4 Person Crew	60 Days



December 12, 2012

Ms. Adela Ledo
Project Manager
Miami Dade Aviation Department
P.O. Box 025504
Miami, Florida 33102-5504

RE: MIA- Hotel Lobby/Public Space Renovations
MCC-R-044-A

Dear Mrs. Ledo:

We are pleased to present to you the following **Project Construction Package Plan** for the above referenced project, **based on 100% completed drawing and specifications** prepared by:

Sequeira & Gavarette

Construction Package Plan: **\$3,456,035.61** (Three Million Four Hundred Fifty Six Thousand Thirty Five Dollars and Sixty One Cents).

This project is to be completed in approximately **210 calendar** days.

This estimate is broken down on the attached spreadsheet, and is based on the following conditions.

Drawing	Title	Date
A0.0	Cover Sheet	11/5/2012
A1.0	Location Plan	11/5/2012
A1.1	Demolition Floor and Ceiling Phasing Plan	11/5/2012
A1.1A	Proposed Floor and Ceiling Phasing Plan	11/5/2012
A1.2	Demolition Floor Plan	11/5/2012
A1.3	Demolition Ceiling Plan	11/5/2012
A1.4	Existing Building Section Selective Demolition	11/5/2012
A1.5	Existing Building Section Selective Demolition	9/12/2012
A1.6	Life Safety Plan	11/5/2012
A2.0	Lobby Level Floor Plan	11/5/2012
A2.1	Floor Pattern Plan	11/5/2012
A3.0	Lobby Level Reflected Ceiling Plan	11/5/2012
A3.1	Wall Sections	11/5/2012
A3.2	Wall Sections	11/5/2012
A3.2A	Wall Sections	11/5/2012

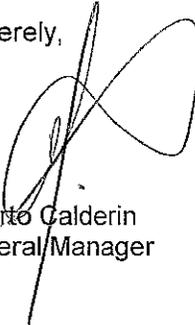
A4.0	Hotel Lobby Floor Plan Enlarged	11/5/2012
A4.1	Hotel Lobby Elevations	11/5/2012
A4.1A	Hotel Lobby Elevations	11/5/2012
A4.2	Hotel Lobby Millwork Details	11/5/2012
A4.2A	Hotel Lobby Millwork Details	11/5/2012
A4.3	Sushi Bar Floor Plan & Elevations	11/5/2012
A4.4	Sushi Bar Millwork & Details	11/5/2012
A4.4A	Sushi Bar Millwork & Details	11/5/2012
A4.5	Bar and Sundries Floor Plan & Elevations	11/5/2012
A4.6	Bar Millwork Elevations and Details	11/5/2012
A4.7	Money Exchange Fir Plan Elevation & Finish Schedule	11/5/2012
A4.8	Money Exchange Details & Finish Schedule	11/5/2012
A5.0	Building Section	11/5/2012
A5.1	Building Section	11/5/2012
A6.0	Door Schedule	11/5/2012
A6.1	Door and Glazing Details	11/5/2012
A6.2	Roll-Up Door and Column Cover Details	11/5/2012
A7.0	Window Schedule	11/5/2012
A7.1	Window Glazing Details	11/5/2012
A8.0	Finish Schedule	11/5/2012
A9.0	Wall Types	11/5/2012
S-1	Mezzanine / Floor Plan Elev +37'-9"	11/5/2012
S-2	Sections	11/5/2012
S-3	Section / Details	11/5/2012
M0.00	Notes, Legends, Symbols and Schedules HVAC	09/12/2012
M0.01	Location Floor Plan HVAC	09/12/2012
M1.00	Demolition Floor and Ceiling Plan Phasing Plans HVAC	09/12/2012
M2.01	Proposed HVAC Phase #1 Plan	09/12/2012
M2.02	Proposed HVAC Phase #2 Plan	09/12/2012
M2.03	Proposed HVAC Phase #3 Plan	09/12/2012
M2.04	Proposed HVAC Phase #4 Plan	09/12/2012
M3.00	General Standard Details	09/12/2012
P0.0	Location Floor Plan Plumbing	09/12/2012
P0.1	Notes, Legends, Symbols, and Details Plumbing	09/12/2012
P1.0	Demolition Floor Plan Phasing Plumbing	09/12/2012
P1.1	Demolition Enlarged Floor Plans Plumbing	09/12/2012
P2.0	Proposed Floor Plans and Risers Phase 3 Plumbing	09/12/2012
E0.00	General Notes Electrical	09/12/2012
E0.01	Legends, Symbols and Schedules Electrical	09/12/2012
E1.00	Demolition Floor and Ceiling Plan Phasing Plans Electrical	09/12/2012
E2.02	Proposed Power and Lighting Plan Phasing Plans Electrical	09/12/2012
E2.03	Proposed Power and Lighting Plan Phase # 3 Electrical	09/12/2012
E2.04	Proposed Power and Lighting Plan Phase # 4 Electrical	09/12/2012
M3.00	General Standard Details	09/12/2012
P0.0	Location Floor Plan Plumbing	09/12/2012
P0.1	Notes, Legends, Symbols and Details Plumbing	09/12/2012
P1.0	Demolition Floor Plan Phasing Plumbing	09/12/2012

P1.1	Demolition Enlarged Floor Plans Plumbing	09/12/2012
P2.0	Proposed Floor Plans and Risers Phase 3 Plumbing	09/12/2012
E0.00	General Notes Electrical	09/12/2012
E0.01	Legends, Symbols and Schedules Electrical	09/12/2012
E1.00	Demolition Floor and Ceiling Plan Phasing Plans electrical	09/12/2012
E2.02	Proposed Power and Lighting Plan Phasing Plans Electrical	09/12/2012
E2.03	Proposed Power and Lighting Plan Phase #3 Electrical	09/12/2012
E2.04	Proposed Power and Lighting Plan Phase #4 Electrical	09/12/2012
E3.00	Enlarged Electrical Room	09/12/2012
E4.00	Electrical Riser Diagram	09/12/2012
E5.00	Panels Schedule	09/12/2012
E6.00	Standard Details	09/12/2012
FP0.0	Notes, Legends, Symbols and Schedules Sprinkler	09/12/2012
FP1.0	Overall Fire Protection System Zones and Limits	09/12/2012
FP2.0	Overall New Work Fire Protection Plan	09/12/2012
FP2.1	Phase-1 Enlarged Fire Protection Plan	09/12/2012
FP2.2	Phase-2 Enlarged Fire Protection Plan	09/12/2012
FP2.3	Phase-3 Enlarged Fire Protection Plan	09/12/2012
FP2.4	Phase-4 Enlarged Fire Protection Plan	09/12/2012
FPD2.0	Overall Mezzanine Demo Fire Protection Plan	09/12/2012
FPD2.1	Phase-1 Enlarged Demo Fire Protection Plan	09/12/2012
FPD2.2	Phase-2 Enlarged Demo Fire Protection Plan	09/12/2012
FPD2.3	Phase-3 Enlarged Demo Fire Protection Plan	09/12/2012
FPD2.4	Phase-4 Enlarged Demo Fire Protection Plan	09/12/2012

1. Work to begin, after approved Project Order and after receipt of approved Building Permits and Notice to Proceed.
2. This estimate includes an allowance account for unforeseen conditions.
3. This estimate will stay in effect for a period of not more than thirty (30) days from the date of this correspondence. It does not include any cost for items not shown.

If there are any questions, please do not hesitate to contact me.

Sincerely,


Alberto Calderin
General Manager

/gm

Cc: File

Munilla Construction Management, LLC (MCM)

Bid Line Item Sheet

Project Name: MIA- Hotel Lobby/Public Space Renovations

Project No.: | MCC-R-044-A

ITEM NO.	DESCRIPTION	SUB PKG	SET ASIDE	AMOUNT
	Miscellaneous General Work	A	CSBE	\$235,695.00
	Miscellaneous Metals	B	CSBE	\$77,222.00
	Millwork	C	OPEN	\$190,000.00
	Fireproofing	D	CSBE	\$33,000.00
	Doors/Hardware	E	CSBE	\$189,500.00
	Windows	F	CSBE	\$177,925.00
	Drywall	G	CSBE	\$221,580.00
	Ceilings/Flooring	H	CSBE	\$42,270.00
	Painting	I	CSBE	\$23,074.00
	Column Cladding	J	OPEN	\$605,209.00
	Fire Protection	K	CSBE	\$95,000.00
	Plumbing	L	CSBE	\$15,000.00
	HVAC	M	CSBE	\$97,000.00
	Electrical	N	CSBE	\$541,275.00
	Subtotal			\$2,543,750.00
	Allowance Account			\$381,562.50
	Allowance - General Conditions (Division 1)	N/A	N/A	\$261,008.00
	Subtotal			\$3,186,320.50
	MCC Fee (7.96%)			\$253,631.11
	SUBTOTAL			\$3,439,951.61
	Pre-Construction Project Order Draft Service Cost:	Hours	Rate	
	Estimator - hourly rate	120	\$42.00	\$5,040.00
	CSBE Program Manager - hourly rate	42	\$41.00	\$1,722.00
	CSBE Clerk - hourly rate	28	\$26.50	\$742.00
	Scheduler/Safety Coordinator - hourly rate	240	\$35.75	\$8,580.00
	TOTAL			\$3,456,035.61



PROJECT ESTIMATE

Hotel Lobby - ROM

PROJECT:
LOCATION:

Hotel Lobby - ROM

Design/Const Time: 210 Days
Budget:

Miami- Dade County FL

SQFT: 13,200
Addenda:

BID DATE:
BID TIME:
Liq. Damg:

1/17/2013
2:00 PM

DESCRIPTION:
MINORITY REQ:

Group	Phase	Description	Notes	Labor	Material	Equipment	Other	Sub	Total
H	9510.000	Acoustical ceilings							
		Acoustical Ceilings		-	-	-	-	31,000	31,000
		Acoustical ceilings						31,000	31,000
	9660.000	Resilient Flooring & Carpet							
A		Carpet Tile Labor		-	-	-	-	5,670	5,670
		Resilient Tile & Base		-	-	-	-	5,600	5,600
		Resilient Flooring & Carpet						11,270	11,270
	9900.000	Paints & Coatings							
I		Painting		-	-	-	-	23,074	23,074
		Paints & Coatings	B					23,074	23,074
	9985.000	Metal Covers							
J		Column Covers		-	-	-	-	433,273	433,273
		Metal Panels & BB		-	-	-	-	171,936	171,936
		Metal Covers						605,209	605,209
		FINISHES						897,134	897,134
10000.000		SPECIALTIES							
A	10400.000	Identification Devices							
		Currency Exchange Sign		-	-	-	-	3,500	3,500
		Identification Devices	B					3,500	3,500
A	10520.000	Fire Extinguishers							
		Fire Extinguishers	B					1,350	1,350
		SPECIALTIES						4,850	4,850
15000.000		MECHANICAL							
K	15300.000	Fire Protection							
		Fire Protection		-	-	-	-	95,000	95,000
		Fire Protection						95,000	95,000
L	15400.000	Plumbing							
		Plumbing		-	-	-	-	15,000	15,000
		Plumbing						15,000	15,000
M	15500.000	HVAC							
		HVAC		-	-	-	-	97,000	97,000
		HVAC						97,000	97,000
		MECHANICAL						207,000	207,000
16000.000		ELECTRICAL SYSTEMS							
N	16100.000	Electrical Work							
		Electrical		-	-	-	-	541,275	541,275
		Electrical Work						541,275	541,275
		ELECTRICAL SYSTEMS						541,275	541,275

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor							
Material							
Subcontract	2,543,751					192.708 /SF	73.95%
Equipment							
Other							
	2,543,751	2,543,751				192.708 /SF	73.95
		2,543,751				192.708 /SF	
MCM-General Conditions	261,008				L	19.773 /SF	7.59%
	261,008	2,804,759				212.482 /SF	7.59
Owner's Allowance	381,562			13.604 %	T	28.906 /SF	11.09%
	381,562	3,186,321				241.388 /SF	11.09
Overhead & Profit	253,631			7.960 %	T	19.214 /SF	7.37%
Total		3,439,952				260.602 /SF	



PROJECT ESTIMATE

Hotel Lobby - ROM

PROJECT:
LOCATION:

Hotel Lobby - ROM

Design/Const Time: 210 Days
Budget:

Miami-Dade County

FL

SQFT: 13,200
Addenda:

BID DATE:
BID TIME:
Liq. Damg:

1/17/2013
2:00 PM

DESCRIPTION:
MINORITY REQ:

Group	Phase	Description	Notes	Labor	Material	Equipment	Other	Sub	Total
2000.000		SITWORK							
	2070.000	Selective Demo, Removals							
A		Selective Demo, Removals						219,345	219,345
		SITWORK						219,345	219,345
3000.000		CONCRETE							
	3100.000	Concrete Shell							
		Concrete Curb		-	-	-	-	1,500	1,500
A		Reslope transition points (terrazzo-VCT)		-	-	-	-	5,000	5,000
		Concrete Shell	B					6,500	6,500
		CONCRETE						6,500	6,500
5000.000		METALS							
	5120.000	Structural steel							
		W10x30 Steel Beam		-	-	-	-	13,500	13,500
A		C15x40 Steel Channel		-	-	-	-	20,000	20,000
		Vertical Reinforcement Millwork		-	-	-	-	2,500	2,500
		Structural steel	B					36,000	36,000
	5500.000	Miscellaneous Metals							
B		Reinforcement at the locations of coiling doors						25,000	25,000
		Miscellaneous Metals	B					25,000	25,000
	5520.000	Handrails & Railings							
B		Hotel Bar and Sushi Storefront		-	-	-	-	5,250	5,250
		Handrails & Railings	B					3,250	3,250
	5810.000	Exp joint cover assemblies						8,500	8,500
		Exp joint cover assemblies	B					7,722	7,722
B		METALS						77,222	77,222
6000.000		WOOD & PLASTICS							
	6400.000	Architectural Woodwork							
		Architectural Woodwork		-	-	-	-	190,000	190,000
C		Architectural Woodwork						190,000	190,000
		WOOD & PLASTICS						190,000	190,000
7000.000		THERMAL & MOISTURE PROT.							
F	7100.000	Waterproofing, Joint Seal							
		Waterproofing, Joint Seal	B					10,000	10,000
		Waterproofing, Joint Seal						10,000	10,000
	7250.000	Fireproofing							
D		Spray Applied Fireproofing		-	-	-	-	33,000	33,000
		Fireproofing	B					33,000	33,000
		THERMAL & MOISTURE PROT.						43,000	43,000
8000.000		DOORS & WINDOWS							
	8100.000	Doors & Finish Hardw.							
		Permanent Doors		0	0	-	-	49,500	49,500
		Temporary Doors						20,000	20,000
E		Doors & Finish Hardw.	B					69,500	69,500
	8330.000	Coiling doors & grilles							
		Coiling doors & grilles	B					120,000	120,000
		Coiling doors & grilles						120,000	120,000
	8520.000	Storefront & Wall Partitions							
F		StoreFront		-	-	-	-	111,900	111,900
		Interior Glass Partitions		-	-	-	-	43,400	43,400
		Interior Windows		-	-	-	-	12,625	12,625
		Storefront & Wall Partitions						167,925	167,925
		DOORS & WINDOWS						357,425	357,425
9000.000		FINISHES							
A	9220.000	Stucco							
		Patching after new Store Front		-	-	-	-	5,000	5,000
		Stucco						5,000	5,000
	9250.000	Gypsum board, Insulation							
		New Partitions		-	-	-	-	98,980	98,980
G		Temp. Walls		-	-	-	-	94,500	94,500
		Sure Board Wall System		-	-	-	-	28,100	28,100
		Gypsum board, Insulation						221,580	221,580
	9510.000	Acoustical ceilings							