

Memorandum



Date: August 22, 2019

To: Gary Hartfield
Division Director
Small Business Development (SBD)
Internal Services Department

From: Michael Spring
Senior Advisor, Office of the Mayor
Director, Department of Cultural Affairs

A handwritten signature in black ink, appearing to read "Michael Spring", with a large, stylized flourish extending to the right.

Subject: New Construction: Westchester Cultural Arts Center (WCAC)
Contract No. A13-CUA-01

RECOMMENDATION

The Department of Cultural Affairs (CUA) is requesting that the subject project be reviewed by SBD for Community Small Business Enterprise (CSBE) measures, in order to proceed with the re-advertisement and subsequent re-bidding of the construction contract. CUA recommends that a 10% CSBE Construction goal be established for this contract, given the reduced scope of project, the specialized building type, and the importance of maximizing bid response in the current active construction environment.

BACKGROUND

This reduced scope of the project consists of a new 11,867 square-foot facility to be built within Tropical Park, located at 7930 SW 40th Street. The project is currently in the redesign of the construction documents phase which is expected to be complete by 08/30/2019.

The new building will provide a recreational multi-purpose space for approximately 200 patrons with the possibility of accommodating a flexible stage and performance seating configurations. The facility is being designed for a wide range of multi-uses including performing arts and community activities, along with a complement of front-of-house and back-of-house support spaces and a lobby that may function as a gallery.

This project was originally designed as a series of buildings in a campus configuration, arranged around a central courtyard and lawn that will serve to extend the buildings' program functions and allow for outdoor festivals, concerts, etc. The project formerly consisted of a main building, housing the lobby, studio theater, and support spaces, connected by a canopy to a separate building that would serve as a dance rehearsal space. The canopy also connected a series of classroom spaces serving to teach performing and visual arts, a conference center, a computer lab and spaces for group instruction. The project included all required parking and service access areas.

On 09/12/2018 the County received construction bids for the Westchester Cultural Arts Center and on 01/22/2019 the County rejected all bids due to lack of funds since all bids were above the allocated budget of the Project (see copy of rejection recommendation attached).

The lowest responsive and responsible bid received was for \$8,322,492 for the basic scope only which is 67% higher than the estimated amount. The amount, inclusive of all alternates, received was \$12,940,934.76, which is 216% higher than the original project estimate, and higher than the allocated project construction budget.

The County directed the Architect to significantly redesign the scope in order to have a project that would fall within the allocated budget; in doing so, all buildings have been eliminated except for the recreational multi-purpose building, the size of the main building has been reduced, and its finishes have been modified to minimum standards. The overall project boundaries were also reduced by an estimated 50 percent. Reference drawings are attached with original and current site plan.

SBD reviewed the original scope and provided a project worksheet dated 08 /30/2016 with a measure goal of SBE/GS of 1% and SBE/CONS of 30%. Given the current active construction marketplace and bidding environment, the Department is requesting for the SBE/CONS goals to be modified to 10% and SBE/GS to be maintained at 1%.

The General Contractor selected must demonstrate experience as prime contractor responsible for the construction of two (2) studio theater-type facilities of comparable size and complexity within the past six (6) years. In addition, bidders are required to include in their bid submissions general information regarding the company's management and operations, financial resources, bonding capacity, payment of subcontractors, and a history of commenced and completed projects in order to support said requirements. Any and all documentation submitted to support these requirements will be subject to verification by County staff.

The applicable trades for the construction portion of the project will include, but not be limited to, sitework and underground utility systems; concrete and masonry; building envelope: curtain wall, storefront, roofing assembly; framing, drywall and finishing; painting; heating, ventilation and air conditioning (HVAC) systems; asphalt paving including curbs and drainage; hardscaping and landscaping; plumbing systems; electrical/electronic systems; fire protection systems; and theater and sound and communications systems, and acoustical treatments.

The construction cost of the project is estimated at a total of \$5,674,120. It is calculated as follows:

WCAC Construction Estimate 06/11/19			
Description	SF	Cost per SF	Total Cost
Total Estimated Cost			\$ 5,674,120.00

If additional information is required, please contact L. Carolina Alfonso, Construction Projects Manager, at (305) 375-3671.

- c: Michael Spring, Senior Advisor, Office of the Mayor
- Marie Denis, Chief of Construction
- Project File