

Memorandum



Date: June 28, 2022

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

Through: Andre Ragin, Aviation Small Business Strategic Advisor
Minority Affairs

From: Sylvia Novela, Strategic Procurement Director
Miami-Dade Aviation Department
Contracts Administration Division

Subject: MIA Public Restrooms Modernization Phases 1.2-1.5
Contract No. A21-MDAD-01

A handwritten signature in blue ink that reads "Andre Ragin". The signature is written in a cursive style and is positioned over the "Through:" line of the memorandum.

It is requested that the referenced project be reviewed for contract measures in order to proceed with the advertisement and subsequent consultant selection.

Project: MIA Public Restrooms Modernization Phases 1.2-1.5

Contract No.: A21-MDAD-01

Project

Description: The purpose of the subject Professional Services Agreement (PSA) is to have a pool of three (3) Architectural and Engineering (A&E) consultants assist with MIA Public Restrooms Renovation Phases 1.2 – 1.5 (Years 2~5) for the renovation of 141 public access restrooms located within the Terminal/Concourse levels 1, 2 and 3, with an approximate affected area of 61,513 square feet. Scope of work includes the complete modernization of each restroom and consists of interior demolition, new partition walls, new toilet partitions, new restroom finishes including flooring and wall tile, new vanity counter tops, new plumbing fixtures, new accessories, and new lighting fixtures. Life Safety, architectural, structural, plumbing, mechanical, and electrical engineering upgrades as warranted. Reconfiguration of spaces to meet Codes may be necessary. The Restrooms modernization shall meet the Design Standards utilized for Phase 1 (Year-1) and Concourse H Terminal restrooms, Florida Building Code latest edition, authorities having jurisdiction, and MDAD Design Guidelines. Design Teams will be ultimately responsible for selecting the most current sustainable design elements for the project if current technology/materials are not available in the future and/or more sustainable technology/materials are available/applicable. Replacement Plumbing fixtures need to be US EPA water sense certified or meet the latest LEED criteria requirements for plumbing fixtures and other bathroom features.

PRECLUSION:

Prime Consultant Hill International, Inc. awarded ISD Contract No. A18-MDAD-01A, Capital Improvement Program Specialized Services, and its subconsultants Alleguez Architecture, Inc., Alfredo J. Balsere, P.A., Fraga Engineers, Inc., Nifah and Partners Consulting Engineers, Inc., Architectural Design Consortium, Inc., Bermello Ajamil & Partners, Inc., T.Y. Lin International, Alpha Construction & Engineering Corporation, and Tjja Architects PA. are precluded from submitting and not eligible to render services on this project. In addition, Prime Consultant CBRE Heery, Inc., awarded under ISD Contract No. A18-MDAD-01B, Capital Improvement Program Specialized Services is precluded from submitting and not eligible to render services on this project.

Term of the Agreement:

Seven (7) years

Contract Estimated Amount:

\$12,765,035.90

Funding Source:

Future Financing

Technical Certification Category

Prime:

14.00 Architectural (20%)
4.02 Aviation Systems – Architectural Design (25%)

Sub-consultants:

8.00 Telecommunications Systems (3%)
11.00 General Structural Engineering (5%)
12.00 General Mechanical Engineering (22%)
13.00 General Electrical Engineering (22%)
22.00 ADA Title II Consultant (3%)

Project Preferred Experience:

The Prime Consultant is highly preferred to have seven (7) years of cumulative experience in the design and construction management of restroom projects of like magnitude at airports, seaports, sport complexes, schools, hotels, high rises, and/or shopping malls. The expertise should be met by a qualified individual(s) of the Prime Firm. The experience should be demonstrated by direct or substantial involvement of the individual(s) in a design and supervisory capacity at the Project Engineer and/or Manager level or above.

Recommended SBE A/E and G/S

Measures:

SBE A&E 20% goal

Please advise if additional information is needed to complete this request.

Your assistance with this matter is appreciated.

c: Laurie Johnson, ISD/SBD
Isaac Smith, MDAD
Barbara S. Jimenez, MDAD
Tiondra Wright, MDAD
Victor Mendez, MDAD



Miami International Airport
MDAD Project No. AA017D

Rough Order of Magnitude Cost Estimate

MIA Public Restrooms Modernization - Phases 1.2 - 1.5

Estimate Date: June 01, 2022 CIP Update

Prepared by:



11900 Biscayne Blvd, Suite 620
North Miami FL, 33181
(786) 953-7817

Prepared for:



Resolution R-1201-07



Miami International Airport
MDAD Project No. AA017D

Rough Order of Magnitude Cost Estimate

MIA Public Restrooms Modernization - Phases 1.2 - 1.5

Basis of Estimate

Project Description

RIB U.S. Cost was tasked by Miami-Dade Aviation Department to provide a Rough Order of Magnitude (ROM) Cost Estimate for the **MIA Public Restrooms Modernization - Phases 1.2 - 1.5** project. This ROM Cost Estimate is based on the MIA Public, Ramp & Office Restroom Study - Existing Conditions Report, prepared by HNTB dated May 2019, several meetings with MDAD project managers and lessons learned from previous restrooms projects that were being built at MIA at that time.

The HNTB report prioritizes the restrooms for modernization based on their current conditions, and was divided in three phases: Phase I included Public Accessed Restrooms; Phase II included Ramp Restrooms and Phase III included Office Restrooms. The cost included in this ROM Cost Estimate is only for Phase 1 of the HNTB report, for 141 Public Accessed Restrooms, located throughout MIA North, Central and South Terminals as follows:

- North Terminal - 75 Restrooms
- Central Terminal - 36 Restrooms
- South Terminal - 30 Restrooms

The ROM Cost Estimate for each restroom includes the following scope of work:

- Selective interior site demolition including plumbing and electrical fixtures.
- New water resistant partitions and ceilings.
- New toilet compartments and accessories.
- New interior finishes, floor and wall tiles.
- New plumbing fixtures, and allowances for plumbing modifications.
- New interior doors.
- Paint new interior partitions, GWB ceiling, doors and frames.
- New solid surface baby changing stations and benches.
- Allowance for fireproofing.
- HVAC ductwork reconfiguration, and new exhaust fans.
- Reconfiguration of existing sprinkler system.
- New lighting system and wiring.
- New fire detection and alarm systems.
- Identification signage at doors and restrooms.

Estimate Assumptions

- Estimate revised on May 2022 - Cost updated to current market conditions based on Building Cost Index (BCI) Data percentage, added market adjustment, revised escalation percentage and escalation calculation per latest schedule.
- Estimate classification: Class 5 - Rough Order of Magnitude Cost Estimate.
- Estimate assumes the project will be bid out and will be awarded to a General Contractor who will supervise and coordinate the required trade contractors (subcontractors) and self-perform a portion of the work.
- Escalation calculation based on schedule provided by MDAD. Escalation is based on 3% a year through the midpoint of construction.
- Project Schedule: Schedule information provided by MDAD. See construction start date is May 5, 2026 and finish date is October 20, 2029. See detailed phasing information in the Escalation Calculation page of this estimate.
- Airport operations will allow for a continuous work schedule.
- Storage and staging will be available to contractors in the proximity of the work area.
- Shift Differential / Night work is not required.



Miami International Airport
MDAD Project No. AA017D

Rough Order of Magnitude Cost Estimate

MIA Public Restrooms Modernization - Phases 1.2 - 1.5

Basis of Estimate

Estimate Exclusions

- Temporary bathrooms.
- Hazardous material removal including mastic and/or asbestos.

Contingencies

A recommended Direct Cost Development Allowance of 15% has been applied to the Total Direct Cost on the Estimate Summary. This should be considered a Project Cost that is to be re-evaluated with each subsequent design submittal. Typically, estimates prepared at the Concept Level of design will include 10%-20% Direct Cost Development Allowance to cover minor design changes, unknown project requirements, and unknown existing conditions that may interfere with or complicate the current project, estimating omissions and other unknowns. As the project moves through the design process and more information is available, the allowance contingency should be reevaluated and typically reduced. In most cases, the estimated cost of the project rises with each design submittal and the contingency applied is reduced, keeping the total project cost within budget.

Based on a change in market conditions over the previous months due to the pandemic, RIB US Cost concluded that one time 4% cost premium should be applied to numerous ongoing project estimates. The pandemic has impacted labor availability, productivity, the supply chain for construction materials and equipment as well as how contractors view and price their bids.

Based on a change in market conditions over the previous months due to the pandemic, RIB US Cost concluded that one time 4% cost premium should be applied to numerous ongoing project estimates. The pandemic has impacted labor availability, productivity, the supply chain for construction materials and equipment as well as how contractors view and price their bids

The Estimate includes a 10% County Allowance to cover Change Orders during construction.

Estimate Qualifications

This estimate assumes a competitive bid and is an opinion of probable costs based on fair market value and is not a prediction of the anticipated low bid.

RIB U.S. Cost has no control over the cost of labor and materials, the General Contractor's or any Subcontractor's method of determining price or competitive bidding and market conditions. This opinion of probable costs of construction is made on the basis of the experience, qualifications and best judgment of the Cost Estimator.

RIB U.S. Cost cannot, and does not, guarantee that proposals bid or actual construction costs will not vary from this or subsequent estimates.

RIB U.S. Cost has prepared this estimate in accordance with generally accepted cost estimating and practices and standards.