

Memorandum



Date: September 20, 2017

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

From: Milton L. Collins, Associate Director *MLC*
Miami-Dade Aviation Department, Minority Affairs Division

Subject: Recommendation of Contract Measures:
Phase II and III Warehouse and Office Building at
Carrie Meek Warehouse Distribution Center
MDAD Project No. W-104A Master Contract

RECOMMENDATION:

This is a request for Small Business Development (SBD) to approve the subject project to obtain a Project Worksheet in order for the Department to proceed with the Phase II and III Warehouse and Office Building at Carrie Meek Warehouse Distribution Center MDAD Project No. W-104A Master Contract. The Minority Affairs Division, Small Business Development (SBD) and the User, Foundry Commercial have evaluated the subject project and are recommending a **7.85% SBE/Construction Program Goal, a 15% SBE/Goods & Services Program Goal and a 10.18% SBE/Architectural & Engineering Program Goal.** Breakdown of all Services to be performed are attached.

The Term of the contract will be for two-hundred and thirty-eight days (238). The Contract estimated amount is \$12,266,589.00.

PROJECT SUMMARY:

The site is to be a speculative warehouse centrally located featuring a roughly 280,000 square feet building containing medium and large-bay, dock-height, and Class A product ranging in size from 20,000 square feet to over 400,000 square feet.

SCOPE OF SERVICES & MINIMUM QUALIFICATIONS:

Sitework, Utilities, Demolition – This scope requires all of the earthwork, grading and fill required for the site. It also includes the utilities to the building and miscellaneous demolition required across the site. It also includes the exfiltration trenches and retention areas.

Paving, Pavement Markings, Curb & Gutter – Work under this division includes all of the asphalt and concrete paving, pavement markings and curbs & gutters.

Landscape & Irrigation – This includes the cost of the plant material, installation of the material and the irrigation system for the entire site.

Building Concrete – This division of work include the providing of materials and accessories associated with concrete used in the building (foundations, slabs and walls). Under this scope is the labor associated with setting of reinforcement, forming and installation of concrete.

Structural Steel - Work under this division includes providing all structural steel, steel joists and steel decking. This would include design, engineering, fabrication and installation of all structural steel for the project.

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Work in this division would also include furnishing and installing miscellaneous steel fabrications and any metal stair structures. This would also include necessary design, engineering, and shop/field fabrication.

Carpentry & Millwork - Work under this scope would include any rough carpentry, blocking, finish carpentry and architectural wood casework.

Roofing – Under this division is furnishing and installing the roofing system for the project which includes any sheet metal work required for flashing, copings, collector heads and downspouts.

Caulking – These would be not only that scope associated with the building envelop, but sealants used on interior floors and code required fire sealant systems.

Doors, Frames & Hardware – Work under this division would include door frames, doors and hardware. Also included would be sectional door equipment and accessories needed for the loading dock positions. Under this division of work is all storefront and curtain wall framing systems, including glass for those systems.

Glass & Glazing – This includes the cost of all of the glass and windows that will be installed on the project.

Gypsum Board – This division of work would include metal stud/gypsum wallboard assemblies. This also includes acoustical tile ceilings.

Flooring – This division includes all of the flooring in the offices and concrete sealant for the warehouse floors.

Painting – Interior painting of the offices and textured coating/painting system for the building exterior.

Specialties – Specialty items under this division of work would include items like toilet partitions and toilet room accessories, fire protection specialties (fire extinguishers) guardrail systems and folding partitions. Under this division will also be signage systems that include interior as well as exterior graphics.

Furnishings – This division will include window blinds, entrance matts and bicycle racks.

Heating, Ventilating and Air Conditioning – This scope involves furnishings and installing RTU mechanical systems, as well as associated instrumentation and controls. Ductwork and accessories are a part of this work scope. Furnishing and installation of utility fans, fans associated with the smoke exhaust systems and louvers associated with the smoke exhaust system are also part of the HVAC division of work. Testing, balancing and commissioning of the mechanical systems is also part of this work scope.

Plumbing - This work division will include typical domestic water systems and sanitary sewer systems within the building envelope. This includes providing and installing all plumbing fixtures and fitting specified in the permit documents. Also under this division is providing needed natural gas distribution piping with in the building shell.

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Fire Protection – Work here will include a full wet pipe sprinkler system as well. This section of work also includes a diesel drive fire pump. Under this scope of work, the providers will complete design of these systems based upon the design criteria found in the project documents.

Electrical – The scope of work under this division includes the provision of interior and exterior lighting systems and associated controls. It also includes the distribution of electrical power throughout the buildings, which is not limited to transformers, switchboards, panelboards, busways, conduits/raceways and disconnection means.

General Conditions – This division will include the general project management activities and quality control requirements. This division also includes provision of temporary facilities and services needed as a part of completing the project.

Insurance:

Commercial General Liability Insurance

General Aggregate:	\$2,000,000.00
Products Comp/Op AGG:	\$1,000,000.00
Personal & Adv. Injury:	\$1,000,000.00
Each Occurrence:	\$1,000,000.00
Fire Damage:	(as required for State of Florida)
Med Exp.:	(as required for State of Florida)

Workers Compensation Insurance

Each Accident:	As required for State of Florida
Disease – Policy Limit	\$1,000,000.00
Disease – Each Employee	\$1,000,000.00

Automobile Liability Insurance

Combines Single Limit: \$1,000,000.00 (for owned, hired, non-owned vehicles)

Excess/Umbrella Liability

Aggregate: \$10,000,000.00*

All insurance certificates are required to list additionally insured and include a waiver of subrogation.

Bonding – Performance and payment bond in full amount of the improvements.

Warranty Requirements – The period for Contractor's correction obligations shall commence upon Substantial Completion for the work as a whole and shall extend for a period of twelve (12) months from the date of Substantial Completion. If the Contractor is required to repair or replace any portion of the Work within such Correction Period, then the Contractor's repair or replacement obligation with respect to such repair or replacement work shall extend for a period of one (1) year from the date of such repair or replacement.

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Roofing: Minimum 20-year manufacturer's NDL Total System, warranty.

- a. Roofing warranty to include manufacturer and installer.
 - b. Contractor shall provide a 2-year warranty covering all other roof related items.
 - c. Warranty is to be a non-prorated warranty with a no dollar liability limit. System warranty to include membrane, insulation, adhesives, fasteners metal edging and trim and any other primary roofing products.
 - d. Warranty shall be transferable.
2. Insulated Glass: 5-year warranty
 3. HVAC: 5-year warranty on compressors and 10-year warranty on heat exchangers
 4. Exterior Paint: 5-year warranty
 5. LED lighting drivers to have a 10-year minimum factory warranty.

Please advise our office if additional information is needed to complete this process.

Attachments

- c: L. Johnson, SBD
Z. Angulo, Foundry Commercial
D. Blount, Foundry Commercial
C. Corrales, MDAD
File

MDAD'S CONTRACT MEASURES AND ANALYSIS WORKSHEET

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

From: Milton L. Collins, Associate Director
Miami-Dade Aviation Department
Minority Affairs Division



PROJECT/CONTRACT TITLE: Phase II and III Warehouse and Office Building at Carrie Meek Warehouse Distribution Center

PROJECT/CONTRACT NUMBER: MDAD W-104A – MASTER CONTRACT

DEPARTMENT: Miami Dade Aviation Department

ESTIMATED PROJECT COST: \$12,266,589.00

FUNDING SOURCE: Privately Funded by a combination of the Ground Lessee and Financing

DESCRIPTION OF PROJECT/BID:

The site is to be a speculative warehouse centrally located featuring a roughly 280,000 square feet building containing medium and large-bay, dock-height, and Class A product ranging in size from 20,000 square feet to over 400,000 square feet.

CONTRACT MEASURES RECOMMENDATION:

Measures: SBE/Construction 7.85%
SBE/Goods & Services 15%
SBE/Architecture and Engineering 10.18%

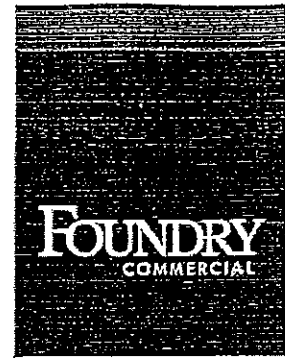
REASONS FOR RECOMMENDATION:

Analysis of the factors contained in Implementing Order #3-22 indicates that the SBE-Construction and Implementing Order #3-41 SBE/Goods & Services and Implementing Order #3-32 SBE/Architectural & Engineering Program Goals are appropriate for this contract.

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SBE/Construction Services:

Estimated Project Cost & SBE Preliminary Recommendation

Meek Phase II & III					
	Item of Work	Estimated Cost	Estimated SBE Participation	%	Notes
1	Demolition / Saw Cutting	\$ 2,000	\$ -	0%	
2	Site Grading / Earthwork	\$ 277,393	\$ 130,903	47%	SBE participant for portion of grading activities.
3	Import	\$ 1,203,199	\$ 206,735	17%	SBE participant for portion of fill activities.
4	Storm Drainage	\$ 519,171	\$ -	0%	To be self-performed by Prime Sitework/Utility Contractor.
5	Site Domestic Water / Fire Line	\$ 71,032	\$ -	0%	To be self-performed by Prime Sitework/Utility Contractor.
6	Site Sanitary Sewer	\$ 142,190	\$ -	0%	To be self-performed by Prime Sitework/Utility Contractor.
7	Concrete Apron, Dolly Pads and Concrete Pavement	\$ 348,739	\$ -	0%	None to date.
8	Medium Duty Asphalt	\$ 306,565	\$ -	0%	None to date.
9	Heavy Duty Asphalt	\$ 463,481	\$ -	0%	None to date.
10	Dock Apron Sub-Grade / Base	\$ 78,445	\$ -	0%	None to date.
11	Exterior Concrete Joint Sealant	\$ -	\$ -	0%	None to date.
12	Curb & Gutter	\$ 102,270	\$ -	0%	None to date.
13	Sidewalks / Patios	\$ 56,122	\$ -	0%	None to date.
14	Pavement Marking / Signage / Wheel Stops	\$ 28,131	\$ 1,438	5%	SBE participant for portion of marking.
15	Fencing & Gates / Precast Wall	\$ 83,309	\$ 29,876	36%	SBE participant for fencing.

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16	Landscape/Irrigation	\$ 385,585	\$ -	0%	None to date.
17	Electrical Site Lighting	\$ -	\$ -	0%	Included in electrical.
18	Foundations	\$ -	\$ -	0%	Included in Foundations, SOG and Tilt Wall.
19	Slab on Grade	\$ -	\$ -	0%	Included in Foundations, SOG and Tilt Wall.
20	Foundations, SOG and Tilt Wall	\$ 3,244,554	\$ -	0%	None to date.
21	Masonry	\$ -	\$ -	0%	None to date.
22	Steel Erection	\$ -	\$ -	0%	Included in Roof Joist/Deck
23	Roof Joist/Deck	\$ 1,894,715	\$ -	0%	None to date.
24	Columns	\$ -	\$ -	0%	Included in Roof Joist/Deck
25	Misc. Metals	\$ 70,620	\$ -	0%	None to date.
26	Carpentry & Millwork	\$ 9,080	\$ -	0%	None to date.
27	Roofing	\$ 849,691	\$ 394,200	46%	SBE participant for portion of roofing.
28	Caulking	\$ 24,070	\$ -	0%	None to date.
29	Control Joint Filler	\$ 57,105	\$ -	0%	None to date.
30	Doors, Frames & Hardware	\$ 17,770	\$ -	0%	None to date.
31	Overhead Doors	\$ 80,280	\$ -	0%	None to date.
32	Glass & Glazing	\$ 309,350	\$ -	0%	None to date.
33	Gypsum Board, Exterior Framing / Sheathing and Stucco	\$ 130,860	\$ -	0%	None to date.
34	Acoustical Ceilings	\$ 13,088	\$ -	0%	None to date.

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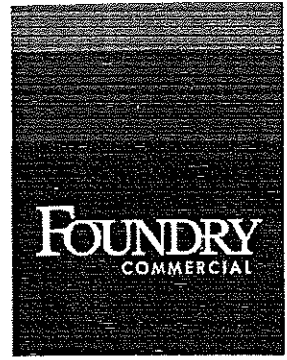
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35	Flooring (Carpet, Tile, VCT, Vinyl Base and Floor Sealer)	\$ 66,301	\$ -	0%	None to date.
36	Painting (Tilt Panels)	\$ 128,514	\$ -	0%	None to date.
37	Painting (Interior)	\$ 14,091	\$ -	0%	None to date.
38	ACM Panels	\$ 80,300	\$ -	0%	None to date.
39	Signage	\$ 900	\$ -	0%	None to date.
40	Fire Extinguishers / Toilet Accessories	\$ 9,546	\$ -	0%	None to date.
41	Window Treatments	\$ 5,000	\$ -	0%	None to date.
42	Dock Canopy	\$ 71,825	\$ -	0%	None to date.
43	Postal Specialties / Bike Racks	\$ 7,400	\$ -	0%	None to date.
44	Dock Equipment	\$ 24,240	\$ -	0%	None to date.
45	HVAC	\$ 151,380	\$ -	0%	None to date.
46	Plumbing	\$ 155,773	\$ 65,379	42%	SBE participant for portion of plumbing work.
47	Fire Protection	\$ 381,485	\$ -	0%	None to date.
48	Power, Lighting, Switchgear and Site Lighting	\$ 384,260	\$ 134,230	35%	SBE participant for portion of electrical work.
49	Fire Alarm	\$ 16,759	\$ -	0%	None to date.
50	Service and Distribution	\$ -	\$ -	0%	Included in Power, Lighting, Switchgear and Site Lighting
51	Power, Lighting	\$ -	\$ -	0%	Included in Power, Lighting, Switchgear and Site Lighting
52	General Conditions	\$ -	\$ -	0%	Salaries and Overhead for Prime Contractor

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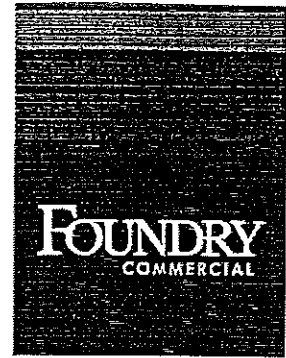


					removed. See Goods & Services for additional details.
53	GC Payment & Performance Bond	N/A	N/A	0%	Not applicable for SBE.
54	Insurance - GL	N/A	N/A	0%	Not applicable for SBE.
55	Builders Risk Insurance	N/A	N/A	0%	Not applicable for SBE.
56	General Contractor Overhead & Fee	\$ -	\$ -	0%	Not applicable for SBE.
	Total Applicable Costs	\$ 12,266,589	\$ 962,760	7.85%	

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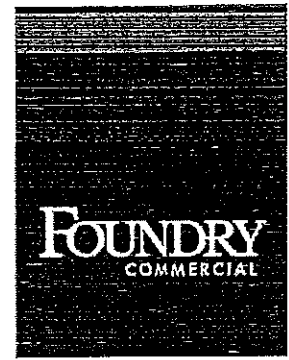
Goods & Services:

53	Temp Facilities Allowance	\$ 17,780	\$ 2,667	15%	GC trailer rental, toilets, misc. equipment rental/tool purchase
52	Temp Utilities & Clean Up	\$ 44,020	\$ 6,603	15%	Phone/fax, water, interim clean-up, final clean-up, dumpster and debris hauling
53	Reproduction and mailing	\$ 1,900	\$ 285	15%	Blueprint reproduction
54	Photography	\$ 1,350	\$ 203	15%	Job site progress photos/aerials
	Total Applicable Costs	\$ 65,050	\$ 9,218	15%	

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Architecture & Engineering:

55	A & E & Miscellaneous Consultants	\$ 645,657	\$ 65,707	10%	Materials testing, miscellaneous consulting
	Total Applicable Costs	\$ 645,657	\$ 65,707	10.18%	

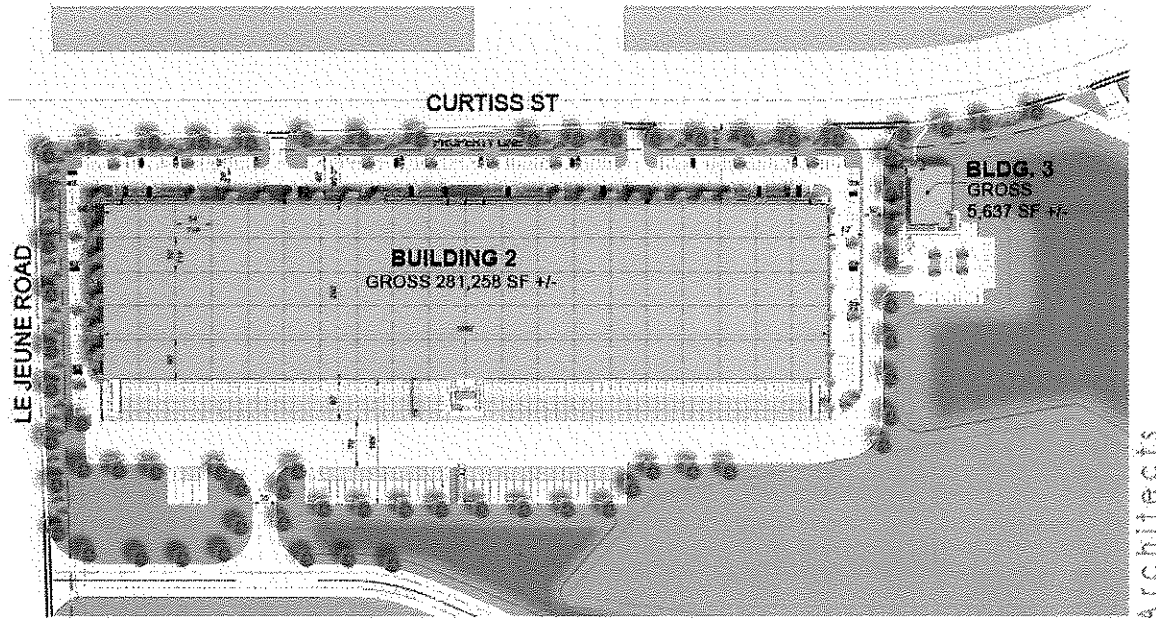
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Appendix A – Site Plan



MEEK INTERNATIONAL BP- PHASE II

CLARION PARTNERS



RLC Architects

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Appendix B – Preliminary Estimated Project Schedule

