

**Date:** January 2, 2020

# Memorandum



**To:** Gary Hartfield, Director  
Small Business Development Division

**From:** Joanne Menoher Case, PROS Manager, Contracts Administration  
Parks, Recreation and Open Spaces Department

*JM Case*

**Subject:** Larry & Penny Thompson Park – RV Campground Facilities Upgrades #593602-18-001

We respectfully request that you review the attached recommendation for CSBE and SBE Construction goals.

The Larry & Penny Thompson Park RV Campground Facilities Upgrades scope in general includes but is not limited to: Contractor shall furnish all labor, equipment and materials required to comply with the intent of the work described in the contract documents for: new lighting for Parking Lots and Roadway to meet the minimum 1 candle requirements up to the park entrance and main roads leading to the RV pods, no lighting in the actual RV camping spaces in order to maintain privacy; new asphalt from main road to access roads leading to RV spaces; complete ADA improvements/upgrades to restroom/shower/laundry bldgs. #1,2,3 and 4; water services to buildings (replace lines from meters all the way to building, including all interior lines) and RV pedestals (replace lines from meter up to RV pedestals); sewer services to buildings (replace laterals from main line all the way to building, including all interior sewer lines) and RV Pedestals (replace lines from main line up to RV pedestals); electrical service upgrade to pedestals to accommodate the modern RV's; reconstruct existing RV spaces and enlarge to 45'x15' Standard and 45'x20' accessible; minimal removal of select trees; RV side patio concrete slab 10x10 areas; reconsolidate all trash enclosures to one area, using concrete block walls with exterior of block to match existing textured lock buildings; new one stop garbage station; replace entrance gate with a new automatic sliding gate w/ key code and CCTV equipment; new all-in-one RV pedestals; new sewer gravity main and lift station to serve the RV campgrounds and with further work identified in the contract documents. PROS may consider an Alternative for concrete spaces. Note: this is a revenue generating facility and project will be performed in two phases.

Estimated Cost: \$4,200,000.00

Miami-Dade County Parks, Recreation and Open Spaces Department (PROS) is requesting that the General Contractor shall have a minimum of five years in business and that the Contractor shall demonstrate successful completion of two (2) commercial projects of comparable size and scope with at least one (1) RV campground project (construction or renovation).

Due to the specialized nature in the scope of the work, PROS respectfully requests that SBD consider a total **8.84% SBE Construction Goal** including the following: Site Work .12% Clearing/Grubbing; 1.19% Demolition, .20% Erosion Control; 1.76% Earthwork (Grading, Excavating / Fill); 3.60% Concrete Pads; .62% Concrete for Accessible Parking Spots w/ Limerock base; .60% Fences & Gates; .75% Traffic Signage and Pavement Markings. This project also includes landscaping at approximately 5.99% of the project. PROS believes that the identified sub-trade work can be performed by SBE Construction single trade firms without the required experience and impact to the critical phasing on this project. The rest of the work will require the experience detailed above.

Thank you in advance for your cooperation.

Attachments: Project Measure Analysis  
Exhibit "A" Construction Breakdown  
Exhibit "B" General Conditions / Site Work Breakdown



**DEPARTMENT INPUT**  
**CONSTRUCTION CONTRACT/PROJECT MEASURE ANALYSIS AND RECOMMENDATION**

Check applicable Ordinance(s):  90-143 Responsible Wage and Benefits  03-1 Community Workforce Program (CWP)

**PROJECT INFORMATION** See attachment

**Project No.:** 593602-18-001

**Contract No.** 593602-18-001

**Contract/Project Title:** Larry & Penny Thompson Park – RV Campground Facilities Upgrades

**Description/Scope of Work:** The Contractor shall furnish all labor, equipment and materials required to comply with the intent of the work described in the contract documents for the RV Campground Facility upgrades including but not limited to: new lighting for Parking Lots and Roadway up to the park entrance and main roads leading to the RV pods; new asphalt from main road to access roads leading to RV spaces; complete ADA improvements/upgrades to restroom/shower/laundry bldgs. #1,2,3 and 4; water services to buildings and RV pedestals; sewer services to buildings and RV Pedestals; electrical service upgrade to pedestals; reconstruct existing RV spaces and enlarge to 45'x15' Standard and 45'x20' accessible; RV side patio concrete slab 10x10 areas; reconsolidate all trash enclosures; new one stop garbage station; replace entrance gate; new all-in-one RV pedestals; new sewer gravity main and lift station to serve the RV campgrounds and with further work identified in the contract documents. This revenue/reservation facility project has special constraints due to phasing and time constraints.

**Estimated Cost:** \$4,200,000.00      **Funding Source:** GOB / Impact Fees

**Location of Project:** Larry & Penny Thompson Park – 12451 SW 184 Street, Miami FL 33177

**PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CWP)** See attachment

Engineer's Estimate of required Workforce:

| Trade/Skills Required | Est. # of workforce required | Est. # of total days to complete job |
|-----------------------|------------------------------|--------------------------------------|
| N/A                   |                              |                                      |

Comments: \_\_\_\_\_

**PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CSBE)** See attachment

| Sub-Trade                                     | Est. Cost           | % of Item to Base + Contingency Bid | Availability |
|---|---------------------|-------------------------------------|--------------|
| Site Work: Clearing/Grubbing; Erosion Control | \$13,004.00         | .32%                                |              |
| Site Work: Earthwork Grading, Excavating      | \$71,960.00         | 1.76%                               |              |
| Demolition (Existing Asphalt/Concrete)        | \$48,369.00         | 1.19%                               |              |
| Concrete Pads (ADA stalls and other slabs)    | \$146,893.50        | 3.60%                               |              |
| Concrete for Access. Parking w/ Limerock      | \$25,300.00         | .62%                                |              |
| Traffic Sign/Striping/Thermoplastic           | \$30,497.50         | .75%                                |              |
| Fences & Gates                                | \$24,500.00         | .60%                                |              |
| <b>Total</b>                                  | <b>\$360,524.00</b> | <b>8.84%</b>                        |              |

**RECOMMENDATION**

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

**Basis for Recommendation:** An analysis of the CSBE Program Ordinance 97-52 as amended and by I.O. 3-22 has been conducted and indicates that an **8.84% SBE/Cons** measure is appropriate for this project.

**Prepared By:** Joanne Menoher Case, PROS Manager, Contracts Administrator

**Approved By:** Michael Joe Cornely, Assistant Director

**Signature:**  12/31/19.

**Date submitted to SBD:** \_\_\_\_\_

PARK NAME: Larry & Penny Thompson  
 PROJECT TITLE: RV Campground and Facilities Upgrade  
 Cost Estimate Prepared by: Parks, Recreation and Open Spaces

Date: 12/30/2019 Exhibit A  
 P & R #: 593602-18-001  
 WKO No.:

| ITEM #                                   | TASK DESCRIPTION                             | TOTALS                | %          |
|--|--|-----------------------|------------|
| 1  | GENERAL REQUIREMENTS                         | \$695,639.00          | 17.0%      |
| 2  | SITework                                     | \$604,724.00          | 14.8%      |
| 3  | CONCRETE                                     | \$275,817.50          | 6.8%       |
| 4  | MASONRY                                      | \$19,838.50           | 0.5%       |
| 5  | METAL  | \$5,000.00            | 0.1%       |
| 6  | WOOD AND PLASTIC                             | \$72,150.00           | 1.8%       |
| 7  | THERMAL AND MOISTURE PROTECTION              | \$25,000.00           | 0.6%       |
| 8  | DOORS AND WINDOWS                            | \$32,000.00           | 0.8%       |
| 9  | FINISHES                                     | \$127,351.00          | 3.1%       |
| 10                                       | SPECIALTIES                                  | \$101,809.42          | 2.5%       |
| 11                                       | EQUIPMENT                                    | \$155,000.00          | 3.8%       |
| 12                                       | FURNISHINGS                                  | \$0.00                | 0.0%       |
| 13                                       | SPECIAL CONSTRUCTION                         | \$0.00                | 0.0%       |
| 14                                       | CONVEYING SYSTEMS (NOT USED)                 | \$0.00                | 0.0%       |
| 15                                       | PLUMBING, HEATING, A/C                       | \$592,569.02          | 14.5%      |
| 16                                       | ELECTRICAL                                   | \$518,398.00          | 12.7%      |
|  | <b>DIVISION SUBTOTAL</b>                     | <b>\$3,225,296.44</b> | <b>79%</b> |
|  | OVERHEAD AND PROFIT (15%)                    | \$483,794.47          | 11.86%     |
|  | BASE ESTIMATE (B.E.)                         | \$3,709,090.91        |            |
|  | ( 10% )CONTINGENCY ALLOWANCE (.10 * B.E.)    | \$370,909.09          | 9.09%      |
|  | BASE ESTIMATE (B.E.) + CONTINGENCY ALLOWANCE | \$4,080,000.00        | 100.00%    |
|  | DEDICATED ALLOWANCE                          | \$120,000.00          |            |
| <b>TOTAL ESTIMATED CONSTRUCTION COST</b> |  | <b>\$4,200,000.00</b> |            |

PARK NAME: Larry & Penny Thompson

P & R #: 593602-18-001

PRELIMINARY BREAKDOWN

EXHIBIT "B"

**A. General Requirements**

- 1 Performance Bond
- 2 Insurances
- 3 Project Supervision
- 4 Surveyor
- 5 Equipment/Mobilization
- 6 Temporary Utilities
- 7 Trash removal/Clean up
- 8 Project records as-built



Total

**\$695,639.00**

**B. Site Work**

- 1 Clearing and Grubbing \$5,000.00
- 2 Demolition (Site Existing Asphalt/Conc, etc.) \$48,369.00
- 3 Erosion Control (Silt Fence) \$8,004.00
- 4 Earthwork - Grading, Excavating / Fill \$71,960.00
- 5 Concrete Pads (at ADA stalls and other slabs) \$146,893.50
- 6 Concrete for Accessible w/limerock base \$25,300.00
- 7 Traffic Sign/Striping/Thermoplastic \$30,497.50
- 8 Fences & Gates \$24,500.00
- Landscaping 5.99% \$244,200.00
- \$0.00

Total

**\$604,724.00**