

Memorandum



Date: November 5, 2018

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 blue ink, appearing to read "Michael Spring", with a large, stylized flourish at the end.

Subject: Renovation and Upgrades: Miami-Dade County Auditorium (MDCA)

RECOMMENDATION

The Department of Cultural Affairs (CUA) requested that the subject project be reviewed by SBD for Community Small Business Enterprise (CSBE) measures, in order to proceed with the advertisement and subsequent bidding of the construction contract. CUA provided SBD with the project documents including plans, specifications and the cost estimate and we concur with their recommendation of a 15.94% CSBE goal to be established for this contract.

BACKGROUND

The Department of Cultural Affairs manages the Miami-Dade County Auditorium (MDCA), which has been serving as one of South Florida's premiere performing arts center since opening its doors in 1951. This popular multi-purpose theatre is centrally located within Miami's Little Havana neighborhood at 2901 West Flagler Street and has served as the center for showcasing the diversity of our cultural life and most recently, as a hub for celebrating the Hispanic arts community. The facility currently offers three dynamic presentation styles:

1. A 2,372-seat theatre that can host major dance, theatre and music performances;
2. A "Mid-Stage" theatre accommodating up to 450 patrons is well-suited for small concerts, dance and theatre presentations, giving mid-sized organizations an ideal setting to showcase their work; and
3. A 250-seat "On.Stage Black Box" theatre in which both the audience and performers share the stage of the Auditorium which is adapted into an innovative studio theatre for more intimate and often, cutting edge shows.

The design team is comprised not only of the typical Architectural and Engineering consultants, but also includes theater and acoustical consultants. This is required because several functions within the Auditorium, such as the theater, the stage house and fly tower specifically require special equipment and/or treatment of the mechanical systems, walls, ceilings and other surfaces and penetrations to avoid noise and light intrusion into the spaces. These provisions are reflected throughout the Contract Documents.

The basic scope of the renovation work of the existing performing arts building includes, but is not limited to:

- Mechanical and electrical upgrades including custom work and equipment. The majority of the new mechanical duct work will occur in areas that are very difficult to access and are will require unique scaffolding conditions;
- Plumbing, fire protection and structural repairs;
- Complete theater rigging system upgrades to be performed by experienced rigging contractor;
- New off-set metal ladder (over 80'-0" in height) with cage to climb the stage house requiring specialty engineering;
- New and upgraded auditorium railings and acoustical interior and exit doors;
- Relocation of the main electrical room from the basement to meet code and to upgrade main switchgear equipment; and
- Sitework related to lighting upgrades at the parking lot and walkways for code compliance.

The total construction cost of the project is estimated at \$3,261,993.00 without contingencies and is being funded with BBC GOB funds and a \$500,000.00 state of FL Cultural Facilities Grant. Refer to the attached cost estimate from the Architect/Engineer for more information.

The General Contractor selected must demonstrate experience as a prime contractor responsible for the construction of at least two (2) cultural or performance facilities of comparable size and complexity within the past ten (10) years. Contractor must be a LEED® Accredited Professional (AP) or have a LEED®AP Consultant on staff during the entire construction phase who can demonstrate experience as the primary LEED Coordinator in the construction of at least one (1) completed, Silver LEED-certified facility, or one (1) facility under construction, which is registered with the United States Green Building Council (USGBC) to pursue Silver LEED Certification. In addition, bidders will be required to include in their bid submissions general information regarding the company's management and operations, financial resources, bonding capacity, 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.

If additional information is required, please contact Lisa D'Andrea-Thompson, Construction Projects Manager, at (305) 375-5736.

c: Michael Spring, Senior Advisor, Office of the Mayor
Project File

Miami-Dade County

Three Cultural Facilities

CUA/ISD Project No. A12-CUA-02

Based on 90% Construction Documents

April 7, 2017

Summary of Estimated Probable Construction Costs

AHCAC		TOTAL EST. COST
Basic scope: (excludes ADD Alt's)	HVAC system upgrades and related interior improvements Roofing system repairs and upgrades Courtyard upgrades Exterior Paint	\$1,519,000
Add Alternate A:	Parking Lot Pavement Resurfacing and Drainage Retrofit	\$111,000
Add Alternate B:	Second floor space over workshop and related improvements First floor interior layout revisions	\$337,000
Add Alternate C:	Interior layout revisions, finish upgrades, and interior paint	\$636,000
TOTAL AHCAC		\$2,603,000

Caleb		TOTAL EST. COST
Basic Scope: (excludes ADD Alt's)	Back of House expansion and loading area access improvements. Auditorium improvements: aisle railings, acoustical absorption at rear wall; sealing of penetration between stage house and audience chamber	\$1,794,000
Add Alternate A:	Front of House improvements: lobby finishes, restroom upgrades, acoustical doors into auditorium, concession upgrades	\$821,000
Add Alternate B:	Removal of fountains and improvements to exterior front canopy	\$261,000
TOTAL CALEB		\$2,876,000

MDCA		TOTAL EST. COST
Basic scope: (excludes ADD Alt's)	HVAC System upgrades and controls; Electrical system upgrades; hot water heater(s); sprinkler system repairs and upgrades; corrections required by recertification inspection; parking lot lighting upgrades; replacement of emergency doors; and rigging system, aisle railing, access ladder, and guardrails for gridiron	\$3,629,000
Add Alternate A:	Front of house improvements: lobby, restroom, and concession upgrades; S/L/L entrances to auditorium	\$1,369,000
Add Alternate B:	Roofing System Replacement - Entire Facility	\$591,000
Add Alternate C:	Exterior building cleaning and paint	\$166,000
TOTAL MDCA		\$5,755,000

Total Project Estimated Cost - Basic Scope	\$6,942,000
Total Project Estimated Cost - Basis Scope and Add Alternates	\$11,234,000

Estimated Range of Construction Cost (Incl. Alternates)	\$11.0M - \$11.5 M
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Estimates include: Contractor markups, Estimate Contingency (5%), Sustainability (2%), Escalation (3%), and Owner's Contingency (8%).

Estimate Qualification: Atkins estimate of probable construction cost for this project is based on information derived from 90% CD Documents prepared by A/E Team. Estimates could vary from final bids based on design progress, final scope, associated other necessary work not identified, contract delivery method and scope packaging, contractors means and methods, phasing/sequencing, perceived risk by contractors, contract restrictions (phasing, schedule, etc.), competitive prices from subcontractors and suppliers, market conditions, nature of project (extensive selective renovations of existing), and unforeseen conditions, etc. Intent of estimate is to provide probable construction cost to complete this project based on the intended project scope. Due to the anticipated variability based on above factors, Atkins does not guarantee potential successful bids will not deviate from the independent cost estimates.

Miami-Dade County

Three Cultural Facilities

Based on 90% Construction Documents

Basis, Qualifications & Assumptions (BQA)

April 7, 2017

Estimate Basis and Assumptions:

Estimates are based on 90% CD Progress Submittal drawings & specifications provided by A/E Team, dated December 12, 2016

Estimate incorporates comments from A/E and Owner from previous estimates. Estimate also accounts for re-assignment of scope between Basic scope and Add Alternates as well as scope changes from previous submittals to 90% CD

Estimate is based on clarifications and updates provided by design team for various items/assemblies scope of work

Intent is to establish a reasonable cost range to construct each individual project based on current scope noted in documents

Estimate assumes that all three projects may be bid separately and further packaged (estimate and bids may be impacted based on bid packaging, contract delivery method, and any contract schedule restrictions/phasing/sequencing)

Estimate assumes that the projects will be awarded competitively through the traditional design-bid-build contract delivery method (low bid) with reasonable competition from contractors, subcontractors and suppliers

Additive Alternates include all project markups (contractor markups, estimate contingency, escalation, sustainability factor and Owner's Contingency).

Pricing:

Unit prices include material, labor, equipment and sub-contractor overhead and profit

Unit prices account for low quantities, restoration/renovation type of work, other associated repairs, and lower productivity and inefficiency due to renovations work in an functioning/operating facility

Estimate includes Escalation to estimated mid-point of construction assumed to be in early-mid 2018.

Estimate includes price allowances provided by the A/E team for certain specialty items (estimate markups have been applied)

Exclusions:

Design/Engineering Fees and Construction Administration

Environmental Remediation & Mitigation, if required

Estimate excludes any lead, asbestos abatement, mold and mildew issues, and fuel oil remediation, if reqd

Owner Furnished Equipment material cost, if required

Owner's Soft Costs

Sustainability cost impact (applied 2% to project estimated cost at 90% submittal)

Relocation costs of end-users incl. any Equipment, Furnishings, etc.

Temporary Facilities and Temporary Cooling (If required)

Miami-Dade County
Three Cultural Facilities
Based on 90% Construction Documents

Miami-Dade County Auditorium

April 7, 2017

DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL BASE COST EST.
	BASIC SCOPE (MDCA)				
2 EXISTING CONDITIONS					
	Saw cut & Remove Existing Slab (Theatre)	1	LS	\$800.00	\$800
	Remove Existing Exterior CMU Wall	63	SF	\$20.00	\$1,260
	Remove Existing Interior CMU Wall	127	SF	\$12.00	\$1,524
	Remove Existing Railings	14	LF	\$18.00	\$252
	Remove Existing Handhelds	54	EA	\$10.00	\$540
	Remove Existing Door/Louver	29	SF	\$9.00	\$261
	Remove Existing Interior Double Door & Frame	1	EA	\$180.00	\$180
	Remove Existing Exterior Single Door & Frame	2	EA	\$130.00	\$260
	Remove Existing Exterior Double Door	2	EA	\$160.00	\$320
	Remove Existing Exterior Overhead Door	1	EA	\$200.00	\$200
	Remove Existing Exterior Louvered Double Door	1	EA	\$160.00	\$160
	Misc. Demolition, Modifications as needed (Allowance)	1	LS	\$1,200.00	\$1,200
			Subtotal Div. 2		\$6,957
3 CONCRETE					
	Wall Footings	0.9	CY	\$280.00	\$259
	4" Elevated Slab (Platform)	0.7	CY	\$500.00	\$354
	Concrete Stairs	11	LF of Nose	\$150.00	\$1,575
	Patch & Fill Existing Holes left by removal of Railings - (2) Exterior Stairs (Allowance)	1	LS	\$3,500.00	\$3,500
	Misc. Concrete + Install of Misc. Plates, Embeds, etc. (Allowance)	1	LS	\$1,000.00	\$1,000
			Subtotal Div. 3		\$6,689
4 MASONRY					
	8" CMU Wall (Ext. Stairs)	23	SF	\$18.00	\$414
	Exterior 8" CMU Wall Infill	36	SF	\$18.00	\$648
	Infill Existing Parapet Wall - 8" CMU Infill	1	LS	\$1,500.00	\$1,500
	New EIFS Wall Duct Enclosure - Roof (Allowance)	1	LS	\$5,000.00	\$5,000
	Misc. Masonry (Allowance)	1	LS	\$6,000.00	\$6,000
			Subtotal Div. 4		\$13,562
5 METALS					
	Structural Repair - X Bracing (Allowance)	1	LS	\$25,000.00	\$25,000
	Replace metal ladder at back of facility and Railing Mods (Allow.) - 3 piece ladder w/ Platforms	1	LS	\$15,000.00	\$15,000
	Metal Angles				
	L4x3x3/8	71	LF	\$22.00	\$1,562
	L4x4x3/8	41	LF	\$25.00	\$1,025
	Steel Handrails (Painted)	29	LF	\$75.00	\$2,175
	Metal Aisle Railings (Allowance)	528	LF	\$40.00	\$21,120
	New Steel Guardrail (Roof)	86	LF	\$80.00	\$6,880
	Int. Platform Ladder w safety cages (Allowance)	1	LS	\$10,000.00	\$10,000
	Ext. Roof Ladders w safety cages (Allowance)	1	LS	\$3,000.00	\$3,000
	Misc. Metals - Plates, Anchors, Bolts, etc. (Allowance)	1	LS	\$10,000.00	\$10,000
			Subtotal Div. 5		\$95,762
6 WOOD, PLASTICS AND COMPOSITES					
	Rough Carpentry (Allowance)	1	LS	\$7,500.00	\$7,500
			Subtotal Div. 6		\$7,500
7 THERMAL & MOISTURE PROTECTION					
	Patch & Repair Holes in Roof from Duct Removal (Allowance)	1	LS	\$3,000.00	\$3,000
			Subtotal Div. 7		\$3,000
8 OPENINGS					
	Interior Doors				
	HM Frame and Flush Single Door 3' x 7'	1	EA	\$850.00	\$850
	HM Frame and Double Door 6' x 7' STC 49 (Allowance)	2	EA	\$15,000.00	\$30,000

Miami-Dade County
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April 7, 2017

DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL BASE COST EST.
	Exterior Doors				
	HM Frame and Flush Single Door 3' x 7' STC 53 w/ Acou. Gasket (Allow.)	2	EA	\$5,500.00	\$11,000
	HM Frame and Flush Acou Dbl Door 6' x 7',	1	EA	\$1,600.00	\$1,600
	HM Frame and Flush Acou Dbl Door 6' x 7', 180 Deg Swing	1	EA	\$1,800.00	\$1,800
	HM Frame and Flush Acou Dbl Door 6' x 7', Insul & Acous Gasket (Allow.)	4	EA	\$2,060.00	\$8,240
	Interior Door Hardware - Acoustical Gasket Single Doors	1	EA	\$400.00	\$400
	Interior Door Hardware (Single)	5	EA	\$800.00	\$4,000
	Interior Door Hardware (Double)	2	EA	\$1,200.00	\$2,400
	Exterior Door Hardware (Double)	6	EA	\$1,800.00	\$10,800
				Subtotal Div. 8	\$71,090
9 FINISHES					
	Interior				
	Type 9 (3" Sound Insulation, 3-5/8" Metal Stud @ 24" O.C., 5/8" Gypsum Board on both sides)	161	SF	\$7.00	\$1,127
	Type 14 (3" Sound Insulation, 6" Metal Channel @ 16" O.C., 5/8" Gypsum Board on one side)	425	SF	\$6.00	\$2,550
	Type 15 (3" Sound Insulation, 3-5/8" Metal Stud @ 16" O.C., 5/8" Gypsum Board on one side)	1,209	SF	\$6.00	\$7,254
	Interior Paint	1,956	SF	\$0.80	\$1,565
	2" Fabric Wrapped Acoustical Panels	625	SF	\$25.00	\$15,625
	Patch & Repair existing walls damaged during renovations(Allowance)	1	LS	\$3,000.00	\$3,000
	Exterior				
	Misc. Exterior Finishes (minimal assumed) (Allowance)	1	LS	\$6,000.00	\$6,000
				Subtotal Div. 9	\$37,121
10 SPECIALTIES					
				Subtotal Div. 10	\$0
11 EQUIPMENT					
	Stage Rigging, Curtains and Track - Allowance as per Schuler Shook dated 11.29.2016 (Allowance - Incl. Tax)	1	LS	\$762,000.00	\$762,000
				Subtotal Div. 11	\$762,000
21 FIRE SUPPRESSION					
	Remove & Replace existing Heads in same location (Dressing Rooms) (Assumes Fire Pump and service lines are adequate)	386	SF	\$4.00	\$1,544
	Inspect and test fire pump etc. (Allowance)	1	LS	\$5,000.00	\$5,000
				Subtotal Div. 21	\$6,544
22 PLUMBING					
	SELECTIVE DEMOLITION				
	Remove 200 Gal. Hot Water Storage Tank w/assoc. Piping & appurtenances	1	EA	\$250.00	\$250
	Remove existing fuel-oil fired boiler & appur. (first floor)	1	LS	\$6,000.00	\$6,000
	Remove 500 Gal Convault Fuel Tank and Associated Piping	1	LS	\$5,000.00	\$5,000
	(estimate assumes that NO environmental issues need to be addressed w scope of fuel tanks)				
	Electric Water Heater (EWH) 200 Gal., 18KW, connect to water supply.	1	LS	\$7,000.00	\$7,000
	Recirculating Pump, 115V/1PH/60, 5 GPM	1			Incl. Above
	Thermal Expansion Tank	1			Incl. Above
	Thermostatic Mixing Valve	1			Incl. Above
	Connect EWH to existing Piping	1			Incl. Above
	Condensate Drain Piping for mechanical equipment (Allow.)	1	LS	\$5,000.00	\$5,000
	Connect Condensate Drain Pipe to Existing Pipe	6	LOC	\$350.00	\$2,100
	Relocate, replace, extend/connect to exis piping/service lines (Allowance)	1	LS	\$7,000.00	\$7,000

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DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL BASE COST EST.
	Slab saw cuts, hand exc, coord w existing under slab util	1	LS	\$8,000.00	\$8,000
	Estimate assumes bldg service lines do NOT need upgrades				
			Subtotal Div. 22		\$40,350
23 HEATING, VENTILATING AND AIR CONDITIONING					
	SELECTIVE DEMOLITION:				
	Basement Level				
	Remove existing exhaust duct and accessories	82	LF	\$10.00	\$820
	Remove exis exhaust fan and all accessories (basement level)	1	EA	\$300.00	\$300
	First Floor				
	Remove existing O/A Louvers - (Allowance)	2	EA	\$150.00	\$300
	Remove existing air cooled chiller and all associated accessories	1	LS	\$3,500.00	\$3,500
	Remove existing chilled water pump and all associated acc.	1	LS	\$1,500.00	\$1,500
	Remove existing chilled water piping from air cooled chiller	75	LF	\$18.00	\$1,350
	Existing Water Cooled Chiller and Associated Pump to Remain				To Remain
	Remove existing Hot Water Pump and asso. accessories incl ALL Hydronic Piping	1	LS	\$6,000.00	\$6,000
	Remove exis S/R ductwork from existing RTU (2 loc)	150	LF	\$10.00	\$1,500
	Remove existing return air duct up to Level 2	150	LF	\$10.00	\$1,500
	Remove exis split system AHU, assoc CU, refrigerant piping etc.	1	LS	\$1,500.00	\$1,500
	Mezzanine Level				
	Remove existing RTU along with unit curb, accessories and assoc. ductwork	1	EA	\$1,200.00	\$1,200
	Remove exis built-up AHU along with accessories and piping etc	4	EA	\$900.00	\$3,600
	Remove existing Intake Louver and connected ductwork (20 LF)	1	LS	\$600.00	\$600
	Demolish exist. chilled water piping connected to existing Air Handling Unit	1	LS	\$1,000.00	\$1,000
	Remove, refurbish and re-install supply air diffusers in Auditorium	65	EA	\$800.00	\$52,000
	Remove exist ductwork connected to the Supply Air Diffusers (above item)	700	LF	\$10.00	\$7,000
	Remove existing split system AHU, associated CU, refrigerant piping etc.	1	LS	\$1,200.00	\$1,200
	Remove exist. ductwork along with WP enclosure, duct supports, patch	100	LF	\$18.00	\$1,800
	Remove existing return air duct shaft and 2 dampers	10	LF	\$20.00	\$200
	Remove existing HVAC (selective) in Balcony area	1	LS	\$3,500.00	\$3,500
	Remove existing RTU at roof level	1	EA	\$1,200.00	\$1,200
	Remove & Replace existing Ceiling Fan	2	EA	\$1,000.00	\$2,000
	Remove existing Roof Fan and accessories. Prepare for new	2	EA	\$1,500.00	\$3,000
	Balcony Level				
	Remove existing Fan Coil Unit with accessories, assoc. ductwork & piping	2	EA	\$1,000.00	\$2,000
	Remove existing Exhaust Ducts serving Projector Lights w/ fan and gooseneck	1	LS	\$2,500.00	\$2,500
	Remove existing return air duct shaft and 2 dampers	10	LF	\$20.00	\$200
	Remove existing Condensing Unit (CU-6). Prepare for new	1	EA	\$1,500.00	\$1,500
	Roof Level				
	Remove existing Roof Fans. Prepare for new	1	EA	\$1,000.00	\$1,000
	Remove existing Exhaust Air Gooseneck	1	EA	\$300.00	\$300
	NEW CONSTRUCTION:				
	Roof Top Units, Air Handling Units, Split AC Units, Fan Coil Units (Material, Controls & Taxes as per Quote, Installation Included)	1	LS	\$375,940.00	\$375,940
	Roof Top Units (RTU) incl. access., roof curbs, connections etc.				
	RTU-1, 2250 CFM, Level 1 East Storage w/ new curb	1	EA		Incl. Above
	Air Handling Units on 4" pad incl all access., CHW Piping & connections, etc.				
	AHU-1, 45,000 CFM, Custom, 3 rowsx3 cols fan array	1	EA		Incl. Above
	AHU-2, 7000 CFM	1	EA		Incl. Above

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DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL BASE COST EST.
	AHU-3, 7000 CFM	1	EA		Incl. Above
	AHU-4, 6500 CFM	1	EA		Incl. Above
	Provide new CW piping (20' each) for connection AHU	4	LS	\$2,000.00	\$8,000
	Air Cooled Split AC Units incl all access. & connections, etc.				
	AC-5/CU-5, 800 CFM, Level 1 East Offices	1	EA		Incl. Above
	AC-6/CU-6, 800 CFM, Level 1 West Offices	1	EA		Incl. Above
	Vibration Isolation (Allowance)	1	LS	\$1,500.00	\$1,500
	Fan Coil Units incl all accessories & connections, etc.				
	FCU-1, 1375 CFM, Level 1 Elec Room, support from struct and connect CW piping	1	EA		Incl. Above
	FCU-2, 1375 CFM, Level 3 Projection Room	1	EA		Incl. Above
	Vibration Isolation (Allowance)	1	LS	\$3,000.00	\$3,000
	Ventilation Fans				
	EF-1, (1,200 CFM, Roof, Direct Drive)	1	EA	\$2,200.00	\$2,200
	EF-2, (1,200 CFM, Roof, Direct Drive)	1	EA	\$2,200.00	\$2,200
	EF-3, (900 CFM, Roof, Direct Drive)	1	EA	\$1,800.00	\$1,800
	EF-4, (1,000 CFM, Roof, Direct Drive)	1	EA	\$2,000.00	\$2,000
	EF-5,6, 7, & 8 (75 CFM, Ceiling, Direct Drive)	4	EA	\$350.00	\$1,400
	Gravity Roof Ventilator (100 CFM, Roof) (Allowance)	1	EA	\$1,500.00	\$1,500
	Vibration Isolation (Allowance)	1	LS	\$500.00	\$500
	Air Distribution				
	Type A (Supply Diffuser, 24 x 24, Lay-In)	10	EA	\$355.00	\$3,550
	Type C (Supply Double Deflection Sidewall Grille, 24 x 8)	2	EA	\$70.00	\$140
	Type E (Return/Exhaust Ceiling Grille, 12 x 12)	4	EA	\$75.00	\$300
	Type F (Supply Ceiling Diffuser, 12 x 12)	1	EA	\$255.00	\$255
	Fire Dampers				
	10 x 10	1	EA	\$60.00	\$60
	12 x 12	2	EA	\$70.00	\$140
	12 x 18	5	EA	\$90.00	\$450
	40 x 24 (Allowance)	1	EA	\$150.00	\$150
	44 x 24 (Allowance)	1	EA	\$200.00	\$200
	58 x 62 (Allowance)	1	EA	\$500.00	\$500
	First Floor				
	New R/A Louvers - (Allowance)	2	EA	\$500.00	\$1,000
	Refurbish and rebalance all S/R air grilles in the Existing Chorus and Green Room (14)	1	LS	\$2,500.00	\$2,500
	Mezzanine Level				
	Connect new ductwork to refurbished Supply diffusers in Aud. & Lounge	1	LS	\$18,000.00	\$18,000
	New O/A Louver and access doors (min 38 sq foot) at AHU-1	1	EA	\$1,200.00	\$1,200
	New O/A Louver (min 4 SF) with ductwork (100' supp from structure)	3	EA	\$2,400.00	\$7,200
	New O/A Louver (min 3 SF)	1	EA	\$600.00	\$600
	Provide new acoustic duct lining to S/A ductwork 50' from AHU discharge	2	LOC	\$450.00	\$900
	Balcony Level				
	Connect new ductwork to refurbished Supply diffusers in Balcony	1	LS	\$4,000.00	\$4,000
	Roof Level				
	Misc. other ductwork and distribution not accounted for above	1	LS	\$10,000.00	\$10,000
	Thermostat	4	EA	\$250.00	\$1,000

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DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL BASE COST EST.
	New Ductwork	19,664	LBS	\$9.50	\$186,808
	Insulation for Ductwork	3,901	SF	\$4.50	\$17,555
	Connections to existing ductwork	24	LOC	\$350.00	\$8,400
	Connections to existing Chilled Water Piping	6	LOC	\$500.00	\$3,000
	Hoisting equipment, scaffolding etc as required for high areas	1	LS	\$25,000.00	\$25,000
	EIFS Enclosure (Allowance)	1	LS	\$10,000.00	\$10,000
	Controls (Allowance from Johnson Controls per MEP Team)	1	LS	\$104,000.00	\$104,000
	Testing and Balancing (Allowance)	1	LS	\$18,000.00	\$18,000
				Subtotal Div. 23	\$929,018
26 ELECTRICAL					
	SELECTIVE DEMOLITION:				
	Relocate electrical as needed (Allowance)	1	LS	\$20,000.00	\$20,000
	Remove existing power elements associated with the HVAC Equipment removed (Allowance)	1	LS	\$8,000.00	\$8,000
	Remove existing power elements (Switchboards, Disc. Switches, Panels. Transformers, etc.)	1	LS	\$4,000.00	\$4,000
	Remove Power elements - Includ. Busway, Gutters, Tap Box, Cond. & Wiring (Exist. Electrical Room 001A)	1	LS	\$1,500.00	\$1,500
	Remove Light Fixtures & Duplex Power Receptacles (Exist. Electrical Room 001A & Switchgear Rm 001)	1	LS	\$1,000.00	\$1,000
	Remove & Replace existing Light Luminaires	12	EA	\$800.00	\$9,600
	Remove existing Switches	4	EA	\$50.00	\$200
	Remove existing Duplex	4	EA	\$50.00	\$200
	NEW CONSTRUCTION:				
	Site Lighting				
	Remove Service Abandoned Meter/Panel (w/ 4 Quad & 4 Duplex Receptacles, NEMA 3R)	1	LS	\$2,000.00	\$2,000
	Replace exterior building lighting with LED Fixtures + addl as reqd	27	EA	\$800.00	\$21,600
	Replace heads on existing site light poles with LED Fixtures	28	EA	\$1,100.00	\$30,800
	Building Electrical				
	Electrical service (Switchboard scope) & Meters (Allowance)	1	LS	\$250,000.00	\$250,000
	(for relocation of the electrical room infrastructure to new location)				
	Power Devices & Lighting Fixtures Inspection in existing Mechanical Room. Replace all existing Luminaires. Replace switches, receptacles, conduit & wiring - as needed (Allowance)	1	LS	\$20,000.00	\$20,000
	Type K (LED, Lensed, 1 x 4)	4	EA	\$231.00	\$924
	Toggle Switches	6	EA	\$75.00	\$450
	Duplex Receptacles	2	EA	\$90.00	\$180
	Duplex Receptacles (GFCI)	4	EA	\$110.00	\$440
	Duplex Receptacles (WP)	1	EA	\$100.00	\$100
	Disconnect Switches, 2 Pole, 20A, Non-Fused	1	EA	\$150.00	\$150
	Disconnect Switches, 2 Pole, 30A, Non-Fused	2	EA	\$200.00	\$400
	Disconnect Switches, 2 Pole, 30A, Non-Fused NEMA 3R	1	EA	\$300.00	\$300
	Disconnect Switches, 3 Pole, 30A, Non-Fused	3	EA	\$270.00	\$810
	Disconnect Switches, 3 Pole, 30A, Non-Fused (WP)	1	EA	\$320.00	\$320
	Disconnect Switches, 3 Pole, 60A, Non-Fused	5	EA	\$375.00	\$1,875
	Disconnect Switches, 3 Pole, 60A, Non-Fused (WP)	1	EA	\$525.00	\$525
	Disconnect Switches, 3 Pole, 200A, Fuse: 100	1	EA	\$1,050.00	\$1,050
	Disconnect Switches, 3 Pole, 100A, Non-Fused	1	EA	\$650.00	\$650
	Disconnect Switches, 3 Pole, 100A, Fuse: 80 NEMA 3R	1	EA	\$850.00	\$850
	Disconnect Switches, 3 Pole, 150A, Non-Fused	2	EA	\$850.00	\$1,700

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DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL BASE COST EST.
	Disconnect Switches, 3 Pole, 200A, Non-Fused	1	EA	\$1,050.00	\$1,050
	Motorized Switch (30A, NEMA 3R) (Allowance)	2	EA	\$500.00	\$1,000
	Transformer 45 KW	1	EA	\$8,150.00	\$8,150
	Vibration Isolation - Transformer (Allowance)	1	LS	\$1,000.00	\$1,000
	Automatic Transfer Switch (ATS - 3 Pole 100A) (Allowance)	1	EA	\$3,500.00	\$3,500
	Switchboard SWB (4,000 A, 120/208 volts, 3 Phase, 4 Wire)	1	EA	\$15,000.00	\$15,000
	Panel A1 (200 A, 120/208 volts, 3 Phase, 4 Wire, MLO)	1	EA	\$1,600.00	\$1,600
	Panel A2 (200 A, 120/208 volts, 3 Phase, 4 Wire, MLO)	1	EA	\$1,600.00	\$1,600
	Panel B (250 A, 120/208 volts, 3 Phase, 4 Wire, MLO)	1	EA	\$1,800.00	\$1,800
	Panel LP (100 A, 480/277 volts, 3 Phase, 4 Wire, MCB)	1	EA	\$2,800.00	\$2,800
	Panel LS1 (200 A, 120/208 volts, 3 Phase, 4 Wire, MLO)	1	EA	\$1,600.00	\$1,600
	Conduit & Wiring (Allowance)	1	LS	\$5,000.00	\$5,000
	Connections to new HVAC equipment (Allowance)	1	LS	\$60,000.00	\$60,000
	New Motors & Controls associated with Auditorium Rigging System (Allowance)	1	LS	\$20,000.00	\$20,000
	Excludes any scope of work related to Emergency Generator				
28 ELECTRONIC SAFETY AND SECURITY					
	Fire Alarm and other low voltage sys. reconfigure as needed (Allowance)	1	LS	\$15,000.00	\$15,000
	FA Smoke Detector	3	EA	\$180.00	\$540
	Connection to existing fire alarm system (Allowance)	1	LS	\$700.00	\$700
				Subtotal Div. 28	\$519,964
31 EARTHWORK					
	Misc. grading, earthwork (as needed) Allowance	1	LS	\$5,000.00	\$5,000
				Subtotal Div. 31	\$5,000
32 EXTERIOR IMPROVEMENTS (Within Building Limits)					
	Remove & Replace existing stair railing	160	LF	\$90.00	\$14,400
	Other Misc. Site Improvements (as needed, Allowance)	1	LS	\$10,000.00	\$10,000
				Subtotal Div. 32	\$24,400
33 UTILITIES					
	Misc. existing utilities coordination (min. assumed) (Allow.)	1	LS	\$7,500.00	\$7,500
				Subtotal Div. 33	\$7,500
Miami-Dade County Auditorium		Subtotal Direct Costs			\$2,536,456
		Gen. Conditions	10%		\$253,646
			Subtotal		\$2,790,102
		Bonds and Insur.	2.5%		\$69,753
			Subtotal		\$2,859,854
		OH & P	6.5%		\$185,891
			Subtotal		\$3,045,745
		Sustainability	2.0%		\$60,915
			SUBTOTAL		\$3,106,660
	Estimate contingency is due to renovations nature of project	Estimate Cont.	5%		\$155,333
			Total Estimate		\$3,261,993
		Escalation	3%		\$97,860
			Total Estimate (escalated)		\$3,359,852
		Owner's Cont.	8%		\$268,788
			Total Project Cost		\$3,628,640
BASIC SCOPE (MDCA)		TOTAL EST. (Rounded)			\$3,629,000

Basic Scope

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DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL BASE COST EST.
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ADD ALTERNATES - A, B & C

ADD ALTERNATE A					
DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
	Demolition				
	Gut Existing Restrooms	1,418	SF	\$20.00	\$28,360
	Gut Existing Restroom (Mezzanine)	109	SF	\$20.00	\$2,180
	Remove Existing Interior Single Door	4	EA	\$80.00	\$320
	Remove Existing Interior Double Door	5	EA	\$110.00	\$550
	Remove Existing Vanity Millwork (Incl. Lavatory)	45	LF	\$10.00	\$450
	Remove Existing Partition Walls (Mezzanine)	550	SF	\$1.50	\$825
	Remove Existing Carpet & Tile Flooring	449	SY	\$1.00	\$449
	Remove Existing Acoustical Ceiling Plaster	4,045	SF	\$0.75	\$3,034
	Remove Existing Display Cases - Incl. Assoc. Elec.	62	LF	\$5.40	\$335
	Remove Existing Std. Toilet Partition	22	EA	\$80.00	\$1,760
	Remove Existing ADA Toilet Partition	4	EA	\$40.00	\$160
	Remove Existing Urinal Screens	8	EA	\$25.00	\$200
	Remove Existing Curtains (Mezzanine Vestibules)	2	EA	\$200.00	\$400
	Gut Existing Telephone Booth	31	SF	\$8.00	\$248
	Gut Existing Concessions	244	SF	\$8.00	\$1,952
	Remove Existing Low Partition Walls	185	SF	\$1.50	Incl. above
	Remove Existing Countertop	11	SF	\$10.00	Incl. above
	Remove Existing O/A Louver	2	EA	\$200.00	\$400
	Woods, Plastics & Composites				
	Book Cases & OH Fixed (15 ea, 3'-10" w, 14"-16"D, 10'-11"H) (Allow.)	15	EA	\$3,000.00	\$45,000
	Stainless Steel Clad Base Cab/Counter 13'-9" L x 2' W x 3'-6" H (Allow.)	2	EA	\$4,500.00	\$9,000
	Stainless Steel Clad Base Cab/Counter 13'-9" L x 3' W x 3'-6" H (Allow.)	2	EA	\$5,550.00	\$11,100
	Openings				
	Interior HM Frame and Flush Single Door 3' x 7'	3	EA	\$900.00	\$2,700
	Interior HM Frame and Flush Acoustical Double Door 6' x 7', Insulated & Acoustical Gasket	6	EA	\$2,060.00	\$12,360
	Interior Door Hardware (Single)	3	EA	\$800.00	\$2,400
	Interior Door Hardware (Double)	6	EA	\$1,200.00	\$7,200
	Interior Door Hardware - Acoustical Gasket (Double) (Existing)	1	EA	\$660.00	\$660
	Int. Door Hardware - Acoustical Gasket Single Doors (Existing)	7	EA	\$400.00	\$2,800
	Partition Walls				
	Type 11 (3" Acoustical Insulation, 3-5/8" Metal Stud @ 16" O.C., 5/8" Gypsum Board on both sides, 5/8" Cement Board)	53	SF	\$12.00	\$636
	Interior Paint	3,937	SF	\$1.00	\$3,937
	Ceramic Tile Walls	2,619	SF	\$11.00	\$28,809
	2" Fabric Wrapped Acoustical Panels (Vestibules)	721	SF	\$25.00	\$18,025
	Floor Finish				
M40	Epoxy Terrazzo Flooring - Lobby/Foyer	4,045	SF	\$16.00	\$64,720
	Epoxy Terrazzo Flooring - Restrooms, Concessions etc.	1,403	SF	\$16.00	\$22,448
	Ceramic Tile	110	SF	\$11.00	\$1,210
	Sealed Concrete	50	SF	\$1.20	
	Repair existing floor finishes - As Needed (Allowance)	344	SF	\$5.00	\$1,720

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DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL BASE COST EST.
	Floor Base				
	Terrazzo Flooring - Lobby/Lounge	232	LF	\$14.00	\$3,248
	Terrazzo Flooring - Restrooms, Concessions	483	LF	\$14.00	\$6,762
	Ceramic Tile	56	LF	\$11.00	\$616
	Ceiling				
	Lobby Ceiling Acous. Plaster (Allowance)	3,479	SF	\$50.00	\$173,950
	Lounge Ceiling Acous. Plaster (Allowance)	3,241	SF	\$50.00	\$162,050
	2 x 2 Acoustical Ceiling Panel	1,074	SF	\$4.00	\$4,296
	Gypsum Veneer Plaster	800	SF	\$7.00	\$5,600
	Gypsum Veneer Plaster (Moisture Resistance)	55	SF	\$8.00	\$440
	Paint existing Drywall Soffit (Existing Foyer)	725	SF	\$3.00	\$2,175
	Existing Duct Enclosure Painting	64	SF	\$3.00	\$192
	Specialties				
	Restroom Accessories				
	36" Grab Bars (ADA Gang Restroom)	4	EA	\$50.00	\$200
	36" Grab Bars (ADA Unisex Toilets)	2	EA	\$50.00	\$100
	42" Grab Bars (ADA Gang Restroom)	6	EA	\$55.00	\$330
	42" Grab Bars (ADA Unisex Toilets)	2	EA	\$55.00	\$110
	Recessed Mounted Liquid Soap Dispenser	17	EA	\$90.00	\$1,530
	Surface Mounted Toilet Seat Cover/Tissue Dispenser & Sanitary Napkin Disposal	18	EA	\$400.00	\$7,200
	Surface Mounted Toilet Seat Cover/Tissue Dispenser	10	EA	\$300.00	\$3,000
	Surface Mounted Utility Hook	28	EA	\$40.00	\$1,120
	Toilet Partitions - Standard	22	EA	\$1,000.00	\$22,000
	Toilet Partitions - ADA	4	EA	\$1,300.00	\$5,200
	Urinal Screen	8	EA	\$400.00	\$3,200
	Mop/Broom Holder	1	EA	\$150.00	\$150
	Baby Changing Tables	1	EA	\$400.00	\$400
	Framed Mirror 18"W x 30"H	4	EA	\$125.00	\$500
	Frameless Mirror 4'-6" L	1	EA	\$200.00	\$200
	Frameless Mirror 11' L	1	EA	\$500.00	\$500
	Frameless Mirror 12'-4" L	1	EA	\$550.00	\$550
	Frameless Mirror 17' L	1	EA	\$760.00	\$760
	Frameless Mirror	3	EA	\$125.00	\$375
	Equipment				
	Acoustical Panel Curtains (12' W x 10'W)	2	EA	\$4,800.00	\$9,600
	Concessions Equipment (Allowance)	1	LS	\$10,000.00	\$10,000
	Plumbing				
	SELECTIVE DEMOLITION				
	Remove existing Water Heater (Allowance)	1	EA	\$500.00	\$500
	NEW CONSTRUCTION				
	Restrooms				
	WC-1A	2	EA	\$1,800.00	\$3,600
	WC-1	24	EA	\$1,600.00	\$38,400
	LAV-1A	4	EA	\$1,500.00	\$6,000
	LAV-1	16	EA	\$1,350.00	\$21,600
	UR-1	9	EA	\$950.00	\$8,550
	EWC-2	1	EA	\$2,200.00	\$2,200
	EWB-1 (9 KW)	2	EA	\$1,100.00	\$2,200
	EWB-2 (3 KW)	1	EA	\$900.00	\$900
	Mop Sinks	1	EA	\$600.00	\$600

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DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL BASE COST EST.
	Connections to existing Sanitary, Water & Vent Piping (Allowance)	60	LOC	\$250.00	\$15,000
	HVAC				
	SELECTIVE DEMOLITION				
	Remove, refurbish and re-install round diffusers in Lobby Area	8	EA	\$800.00	\$6,400
	Remove, refurbish and re-install round diffusers serving Lounge	7	EA	\$800.00	\$5,600
	Remove all existing ductwork from existing AHU-2 and AHU-3 serving Level 1 (Ground Floor)	1	LS	\$2,500.00	\$2,500
	Remove all existing ductwork from AHU-2 and AHU-3 serving Level 2 (Mezzanine)	200	LF	\$10.00	\$2,000
	NEW CONSTRUCTION				
	Air Distribution				
	Type A (Supply Diffuser, 24 x 24, Lay-In)	4	EA	\$355.00	\$1,420
	Type E (Return/Exhaust Ceiling Grille, 16 x 16)	4	EA	\$75.00	\$300
	Type F (Supply Ceiling Diffuser, 10 x 10)	4	EA	\$240.00	\$960
	Type F (Supply Ceiling Diffuser, 12 x 12)	2	EA	\$255.00	\$510
	Connections existing diffusers to new ductwork	8	LOC	\$350.00	\$2,800
	Ductwork	5,061	LBS	\$9.50	\$48,080
	Flexible Duct 10"	11	LF	\$20.00	\$220
	Insulation for Ductwork	4,052	SF	\$4.50	\$18,236
	Connections to existing ductwork	2	LOC	\$350.00	\$700
	Electrical				
	Electrical Demolition - Includ. Lights, Receptacles, etc. (Allowance)	1	LS	\$25,000.00	\$25,000
	Replace Lighting in Lobby, Foyer, Concessions (Connect to exist Cir.)	1	LS	\$12,000.00	\$12,000
	Type A (Circular Downlight)	29	EA		Includ. Above
	Type AE (Circular Downlight w/ Battery Pack)	13	EA		Includ. Above
	Type D (Circular Downlight)	13	EA		Includ. Above
	Type DE (Circular Downlight w/ Battery Pack)	3	EA		Includ. Above
	Type K (1 x 4)	2	EA		Includ. Above
	Type X (Exit Light - Single Faced)	8	EA	\$355.00	\$2,840
	Type X (Exit Light - Double Faced)	2	EA	\$375.00	\$750
	Occupancy Sensors	6	EA	\$185.00	\$1,110
	Replace Lamps in existing Cove Lights (Allowance)	1	LS	\$3,500.00	\$3,500
	Replace Lighting in Restrooms	1	LS	\$7,000.00	\$7,000
	Type A (Circular Downlight)	8	EA		Includ. Above
	Type AE (Circular Downlight w/ Battery Pack)	7	EA		Includ. Above
	Type K (1 x 4)	1	EA		Includ. Above
	Conduit & Wiring (Allowance)	1	LS	\$3,000.00	\$3,000
	Power - Includ. Receptacles, Junctions Boxes, Fire Alarm, Communications, etc. (Allowance)				
	New Duplex Receptacles	5	EA	\$90.00	\$450
	New Duplex Receptacles (GFCI)	3	EA	\$110.00	\$330
	New Voice/Data Outlet	2	EA	\$150.00	\$300
	New Junction Boxes	6	EA	\$150.00	\$900
	Motor Rated Switch (60A)	2	EA	\$200.00	\$400
	New Instant Water Heater (208V, 1 Phase, 4.16KW) (Allowance)	2	EA	\$1,200.00	\$2,400
	New FA Strobe	2	EA	\$220.00	\$440
	Conduit & Wiring (Allowance)	1	LS	\$4,000.00	\$4,000
	SUBTOTAL DIRECT COST				\$956,397
	Estimate Markups				\$411,820
	ADD ALTERNATE A			Total Estimate (Rounded)	\$1,369,000

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DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL BASE COST EST.
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ADD ALTERNATE B					
DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
	Thermal & Moisture Protection				
	Remove existing Roofing System (Incl. Insulation - Existing Decks to Remain)	32,401	SF	\$1.10	\$35,641
	Remove existing Roof Access Ladder	1	EA	\$300.00	\$300
	New Roofing Sys. - Incl. Associated Roof top Repairs (Single-Ply Roof System (50 mil FiberTite-XT)	32,401	SF	\$10.00	\$324,010
	New Roof Hatch	1	EA	\$1,350.00	\$1,350
	Caulking and Sealants (Allowance)	1	LS	\$6,000.00	\$6,000
	Misc. Gutters and Downspouts (Allowance)	1	LS	\$2,000.00	\$2,000
	Misc. Demolition associated with roof repairs (Allowance)	1	LS	\$4,000.00	\$4,000
	Misc. Thermal & Moisture Protection (Allowance)	1	LS	\$2,000.00	\$2,000
	New Gavel. Steel Access Ladder w/ Safety Cage (Allowance)	1	LS	\$5,000.00	\$5,000
	Plumbing				
	Replace existing roof drainage components (Allowance)	10	LOC	\$500.00	\$5,000
	Repair roof drainage components as required (Allowance - 16 loc)	16	LOC	\$500.00	\$8,000
	Replace roof drains and piping reconnects (Allowance)	1	LS	\$7,500.00	\$7,500
	Replace existing 3" roof drains components	2	EA	\$300.00	\$600
	Replace existing 4" roof drains components	18	EA	\$350.00	\$6,300
	Replace existing 4" EOD roof drains components	1	EA	\$450.00	\$450
	New 4" roof drains	9	EA	\$500.00	\$4,500
				SUBTOTAL DIRECT COST	\$412,651
				Estimate Markups	\$177,685
	ADD ALTERNATE B			Total Estimate (Rounded)	\$591,000

ADD ALTERNATE C					
DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
	Finishes				
	Pressure clean existing building exterior façade (Incl. Marble Facing)	38,636	SF	\$0.40	\$15,454
	Paint existing building exterior façade	38,636	SF	\$2.25	\$86,931
	Paint existing exterior doors	15	EA	\$100.00	\$1,500
	Patch & Repair existing building exterior façade - As Needed (Allow.)	1,932	SF	\$3.50	\$6,761
	Protection of Existing Building (Allowance)	1	LS	\$5,000.00	\$5,000
				SUBTOTAL DIRECT COST	\$115,647
				Estimate Markups	\$49,797
	ADD ALTERNATE C			Total Estimate (Rounded)	\$166,000