


Memorandum



Date: May 19,2022

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

From: Kevin Montero
Acting Division Director 
Facilities and Infrastructure Management Division (FIMD)
Internal Services Department

Subject: Notice of Construction Project
LightSpeed – Re-Roof and HVAC Replacement - Project/Contract No. I190086

RECOMMENDATION

The Facilities and Infrastructure Management Division (FIMD) of Internal Services Department (ISD) is requesting that the subject project be reviewed by your office for Small Business Enterprise (SBE) measures, to proceed with the advertisement and subsequent bidding of the construction contract.

BACKGROUND/SCOPE OF SERVICES

The LightSpeed building is in 11500 NW 25th Street, Sweetwater, Florida, 33174. The Lightspeed facility was exhibiting multiple roof leaks. Some of the leaks were due to the roof itself; others were due to leaking rooftop packaged air conditioning equipment. It was established that the rooftop units' weather resistance did not last as long as the roofing material alongside them. It was also determined that the ability of the rooftop units to survive hurricane-force winds was far less than that of the building. Consequently, a design concept paradigm shift was introduced to maximize the sustainability of the building. This meant abandoning the rooftop unit air conditioning concept and introducing an indoor chiller plant and indoor air handling units along with a new robust roof as described in the scope of work below.

The State of Florida DEP is evaluating the County's proposal for a \$6 million Statewide Flooding and Sea Level Rise Resilience Plan grant (CFDA #53751RP – 528) to partially fund this Project. If the County receives the grant, and, if this is federal pass-through funding, then grant restrictions would prohibit local preference, SBE measures, and, may require Davis-Bacon prevailing wages. If this is state funding, then grant restrictions would prohibit local preference, SBE measures.

The scope of work of this project consists of but is not limited to:

1. Remove existing rooftop air conditioners.
2. Cover roof openings with structural members, deck, and insulation.
3. Provide new roofing system throughout.
4. Restore lightning protection system to full functionality.
5. Provide new chilled water air handling units at various locations in the building to replace all rooftop units being removed. Provide corresponding power and lighting. Modify associated ductwork as necessary. Modify fire sprinklers in affected areas.
6. Provide architectural and structural modifications to support new air handling units, including but not necessarily limited to, wall openings, stairs, means of egress, doors, walls, sound attenuation, and louvers.
7. Provide hurricane-resistant cooling towers, and a

corresponding enclosure to surround them. Provide water supply and emergency well water supply with pumps. **8.** Provide a new chiller plant in an existing vacant space. The plant will include but is not necessarily limited to; three (3) new 800 tons each and one (1) new 200 tons water chillers, coupled to two (2) new cooling towers to provide reliable and redundant cooling capacity, primary and secondary chilled water pumps, ventilation, chilled water piping, condenser water pumps, condenser water piping, auxiliaries, controls, power, and lighting. **9.** Reconfigure electrical components (switchgear and UPSs) in the UPS Room. **10.** Replace existing dampers serving the underfloor plenum space below the 911 center, the 311 center, and the multiple computer rack areas and corresponding operators and controls. **11.** Provide Commissioning, Testing and Balance to assure a reliable system functionality for the new HVAC system. All work shall be performed in accordance with the Florida Building Code (FBC), FBC – Mechanical, FBC-Electrical, Florida Environmental Code, ASHRAE, SMACNA and any other applicable law, code, standard, and regulations.

The applicable trades for the construction portion of the project will include, but will not be limited to, concrete and masonry; roofing assembly; framing, drywall and finishing; painting; heating, ventilation, and air conditioning (HVAC) systems; underground utility systems; asphalt paving including curbs and drainage; plumbing system; electrical/electronic systems and fire protection system.

The County requires that the selected Prime Contractor shall staff the project with experienced full-time Key individual Personnel(s) as Construction Manager (CM) and/or Project Manager (PM) who can demonstrate verifiable CM/PM qualifications and experience with the successful construction through completion of two (2) 800 Ton chilled water HVAC systems, ONE (1) RTU Removal project consisting at a minimum of the removal of a 60-ton unit within the past ten (10) years. The Prime Contractor must staff the project with a full-time CM/PM from the Pre-Construction Meeting through project completion. If the CM/PM assigned to the construction contract to comply with any of the afore-mentioned requirements leaves employment at any point during the term of the construction contract, the Prime Contractor is hereby bound to staff the services of a qualified replacement CM/PM to the satisfaction of the County. Bidders must provide a list of the following proposed major subcontractors (the "Major Subcontractors"): 1) Concrete; 2) Thermal and Moisture Protection; 3) HVAC; 4) Openings (doors and windows); 5) Plumbing, and 6) Electrical). The Major Subcontractors are required to demonstrate ten (10) years of experience contracting with and managing five (5) completed projects or projects undergoing construction consistent with the type, size, scope, and complexity of this project. In accordance with Resolution R-1122-21, Major Subcontractor's Key Personnel references may be considered in lieu of the Major Subcontractor's.

If a \$6 million federally-funded or state-funded FL DEP grant is awarded for this project, SBE-Cons and SBE-Goods & Services goals are not recommended since local/SBE preferences are prohibited on federally-funded or state-funded projects.

If no grant is awarded, ISD recommends a 17.5% SBE-Construction goal and a .44% SBE-Goods & Services goal be established for this contract.

For further details, please see Departmental Input Construction Contract/Project Measure Analysis and Recommendation (attached). If additional information is required, please contact Hector R. Sanchez Cardona, Project Manager, ISD at 786-795-3328

c: Alex Muñoz, Director, ISD
Juan C. Silva, Acting Assistant Director, ISD
Marc Lafrance, Chief PMO, FIMD, ISD
Hector R. Sanchez Cardona, Project Manager, ISD
Laurie Johnson, SBD Section Chief, ISD
Project File

DEPARTMENT INPUT
CONSTRUCTION CONTRACT/PROJECT MEASURE ANALYSIS AND RECOMMENDATION

Check applicable Ordinance(s): **Not if awarded Federal Grant (See Background)**

- 90-143 Responsible Wage and Benefits
 03-237 (formerly 03-1) Community Workforce Program

PROJECT INFORMATION **See attachment**

Contract/Project/*Work Order No.: **1190086**

Contract/Project Title: **Lightspeed – Re-Roof and HVAC Replacement**

Description/Scope of Work: The LightSpeed building is in 11500 NW 25th Street, Sweetwater, Florida, 33174. The Lightspeed facility was exhibiting multiple roof leaks. Some of the leaks were due to the roof itself; others were due to leaking rooftop packaged air conditioning equipment. It was established that the rooftop units' weather resistance did not last as long as the roofing material alongside them. It was also determined that the ability of the rooftop units to survive hurricane-force winds was far less than that of the building. Consequently, a design concept paradigm shift was introduced to maximize the sustainability of the building. This meant abandoning the rooftop unit air conditioning concept and introducing an indoor chiller plant and indoor air handling units along with a new robust roof as described in the scope of work below.

The scope of work of this project consists of but is not limited to:

1. Remove existing rooftop air conditioners. **2.** Cover roof openings with structural members, deck, and insulation. **3.** Provide new roofing system throughout. **4.** Restore lightning protection system to full functionality. **5.** Provide new chilled water air handling units at various locations in the building to replace all rooftop units being removed. Provide corresponding power and lighting. Modify associated ductwork as necessary. Modify fire sprinklers in affected areas. **6.** Provide architectural and structural modifications to support new air handling units, including but not necessarily limited to, wall openings, stairs, means of egress, doors, walls, sound attenuation, and louvers. **7.** Provide hurricane-resistant cooling towers, and a corresponding enclosure to surround them. Provide water supply and emergency well water supply with pump. **8.** Provide a new chiller plant in an existing vacant space. The plant will include but is not necessarily limited to; three (3) new 800 tons each and one (1) new 200 tons water chillers, coupled to two (2) new cooling towers to provide reliable and redundant cooling capacity, primary and secondary chilled water pumps, ventilation, chilled water piping, condenser water pumps, condenser water piping, auxiliaries, controls, power, and lighting. **9.** Reconfigure electrical components (switchgear and UPSs) in the UPS Room. **10.** Replace existing dampers serving the underfloor plenum space below the 911 center, the 311 center, and the multiple computer rack areas and corresponding operators and controls. **11.** Provide Commissioning, Testing and Balance to assure a reliable system functionality for the new HVAC system. All work shall be performed in accordance with the Florida Building Code (FBC), FBC – Mechanical, FBC-Electrical, Florida Environmental Code, ASHRAE, SMACNA and any other applicable law, code, standard, and regulations.

Estimated Cost: **\$20,676,875.03**

Funding Source: **CIIP CAAB 2021A and**
FL DEP grant (pending)

Location of Project: **11500 NW 25th Sweetwater, FL 33174**

PROJECT ANALYSIS FOR GOAL RECOMMENDATION (CWP) See attachment

Engineer/Department or Agency's estimated required workforce for Project Work Order :

Trade/Skills Required	Est. # of workforce required per trade	Est. # of total days to complete job
01. General Requirements	7	540
02. Existing Conditions	12	20
03. Concrete	8	60
04. Masonry and Stone	0	0
05. Metal	11	120
06. Wood and Plastic	0	0
07. Thermal and Moisture Protection	12	120
08. Openings	0	0
09. Finishes	0	0
10. Specialties	0	0
11. Equipment	0	0
12. Furnishings	0	
14. Conveying Systems	0	0
21. Fire Suppression	0	0
22. Plumbing	0	0
23. Heating Ventilating & Air Conditioning	18	330
26. Electrical	11	220
27. Communications	0	0
28. Electronic Safety and Security	0	0
31. Earthwork	0	0
32. Exterior Improvements	0	0
33. Utilities	0	0

Comments: Disclaimer. Estimate prepared by FIMD is a place holder until bid process is completed.

PROJECT ANALYSIS FOR CONSTRUCTION GOAL RECOMMENDATION (SBE-CONS) See attachment

Sub-Trade	Estimated Cost*	% of Item to Base Bid	Availability
01. General Requirements**	\$3,250,767.77	15.72%	7.5%
02. Existing Conditions	\$751,538.46	3.63%	
03. Concrete	\$648,832.52	3.14%	
04. Masonry and Stone	\$0.00	0%	
05. Metal	\$1,200,055.58	5.80%	2.0%
06. Wood and Plastic	\$0.00	0%	
07. Thermal and Moisture Protection	\$2,692,952.45	13.02%	2.0%
08. Openings	\$0.00	0%	
09. Finishes	\$0.00	0%	

* Includes 10% Contingency (Renovation)

**Includes \$544,128.29 Permit Fees (3%) and \$181,376.10 Survey & Testing

10. Specialties	\$0.00	0%	
11. Equipment	\$0.00	0%	
12. Furnishings	\$0.00	0%	
14. Conveying Systems	\$0.00	0%	
21. Fire Suppression	\$0.00	0%	
22. Plumbing	\$0.00	0%	
23. Heating Ventilating & Air Conditioning	\$8,152,252.01	39.43%	5.0%
26. Electrical	\$3,980,476.24	19.25%	1.0%
27. Communications	\$0.00	0%	
28. Electronic Safety and Security	\$0.00	0%	
31. Earthwork	\$0.00	0%	
32. Exterior Improvements	\$0.00	0%	
33. Utilities	\$0.00	0%	
ESTIMATED CONSTRUCTION COST (SBE-CONS)	\$20,676,875.03	100%	17.5%

Comments: N/A

RECOMMENDATION

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

Basis for Recommendation: **If a \$6 million federally-funded FL DEP grant is awarded for this project, no measure is recommended since local/SBE preferences are not allowed on federally-funded projects. If this is state funding, then grant restrictions would prohibit local/SBE contract measures. If no grant is awarded, ISD recommends a 17.5% SBE-Cons goal be established for this contract.**

PROJECT ANALYSIS FOR GOODS AND SERVICES GOAL RECOMMENDATION (SBE G&S)

Sub-Trade	Estimated Cost	% of Item to Base Bid	Availability
Security Fencing	\$19,920.00	0.13%	0.13%
Construction Cleaning Services	\$6,700.00	0.04%	0.04%
Temporary Utilities	\$0.00	0%	0%
Temporary Facilities	\$21,600.00	0.14%	0%
Portable Toilets	\$7,020.00	0.05%	0.05%
Rental Equipment	\$0.00	0%	0%
Scaffolding	\$0.00	0%	0%
Dumpster (30 Cubic Yard)	\$32,040.00	0.21%	0.21%
Project Identification	\$1,000.00	0.01%	0.01%
ESTIMATED CONSTRUCTION COST (SBE- G&S)	\$88,280.00	0.58%	0.44%

Comments: N/A

RECOMMENDATION

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

Basis for Recommendation: **If a \$6 million federally-funded FL DEP grant is awarded for this project, no measure is recommended since local/SBE preferences are not allowed on federally-funded projects. If this is state funding, then grant restrictions would prohibit local/SBE contract measures. If no grant is awarded, ISD recommends a .44% SBE-G&S goal be established for this contract.**

MINIMUM REQUIREMENTS/QUALIFICATIONS FOR THE SELECTED CONTRACTOR

The Prime Contractor shall staff the project with experienced full-time Key individual Personnel(s) as Construction Manager (CM) and/or Project Manager (PM) who can demonstrate verifiable CM/PM qualifications and experience with the successful construction through completion of two (2) 800 Ton chilled water HVAC systems and ONE (1) RTU Removal project consisting at a minimum of the removal of a 60-ton unit within the past ten (10) years. The Prime Contractor must staff the project with a full-time CM/PM from the Pre-Construction Meeting through project completion. If the CM/PM assigned to the construction contract to comply with any of the afore-mentioned requirements leaves employment at any point during the term of the construction contract, the Prime Contractor is hereby bound to staff the services of a qualified replacement CM/PM to the satisfaction of the County. Bidders must provide a list of the following proposed major subcontractors (the "Major Subcontractors"): 1) Concrete; 2) Thermal and Moisture Protection; 3) HVAC; 4) Openings (doors and windows); 5) Plumbing, and 6) Electrical. The Major Subcontractors are required to demonstrate ten (10) years of experience contracting with and managing five (5) completed projects or projects undergoing construction consistent with the type, size, scope, and complexity of this project. In accordance with Resolution R-1122-21, Major Subcontractor's Key Personnel references may be considered in lieu of the Major Subcontractor's.

The Prime Contractor and all Major Subcontractors shall be required to provide a list of Example Projects that demonstrate the Firm's key individuals' ability and experience to successfully plan and complete the project. The Prime Contractor and all Major Subcontractors are required to perform their due diligence to ensure that all references submitted, is up to date information and have current contact persons names, company name, company position, phone numbers, fax numbers, e-mail addresses which are spelled and listed correctly prior to the date of submission. All documentation submitted to support these requirements will be subject to verification by County staff.

Potential bidders are required to include in their bid submissions all information necessary to establish their satisfaction of the minimum requirements in this section, general information regarding their companies' management and operations, financial resources, bonding capacity, payment of subcontractors, and a history of commenced and completed projects to support these requirements. The County shall be authorized to request from the bidder all information which the County may reasonably require to determine the bidder's and Major Subcontractor's compliance with this section. Failure to provide such information may be considered by the County in its determination of compliance. Upon determination of the apparent lowest responsive bidder, the County shall review further its qualifications including verification of, but not limited to, the firm's past performance, the capacity of its personnel to perform the services, available business and litigation reports, financial condition, integrity, capability, experience, and quality of services provided under other contracts. The County shall make

determinations of the bidder's compliance with the requirements of this section in its sole discretion, and the County's decision shall be final.

The selected contractor shall be required, before awarding of the contract, to demonstrate to the complete satisfaction of the County that they have the necessary resources to execute the work in a satisfactory manner and within the time specified, that they have had experience of a same or similar nature; that they have history and reference which will assure the owner of the contractor's qualifications for executing the work.

Date submitted to SBD: 05/18/2022
Contact Person: Hector R. Sanchez Cardona, Project Manager, ISD
Telephone No.: 786-795-3328