



**MIAMI DADE COLLEGE WOLFSON CAMPUS
REMODEL & RENOVATION PROJECT FOR THE
DAVID W. DYER FEDERAL BUILDING AND UNITED STATES COURTHOUSE
MIAMI, FLORIDA**



General Scope of Work

The total approximate area to be remodeled/renovated for the MDC Dyer Project is 160,000 GSF. The work shall include completion of the security separation of Dyer from the Atkins Federal Building, new and separate utility systems including HVAC, Electrical including lighting/power and low voltage, IT, communications, security, and the disconnect and removal of the existing systems not designated to be reused. The installation of two new exit stairs and one elevator core within the building. The construction of a skylight system over the interior open courtyard. The renovation/remodel of approximately 162,250 GSF. The repairs, cleaning and waterproofing of the exterior historical wall system. The repairs of the existing window. Any other work deemed to be required to achieve the MDC programs. MDC programs, which will include spaces such as classrooms, instructional facilities, laboratories, electronic classrooms, multipurpose facilities, common areas, exhibit spaces, meeting/conference facilities, offices, gallery spaces, fashion runway, student gathering spaces, study areas, library facilities, storage, campus support facilities, server rooms, among others) as well as the types of related spaces/infrastructure that will be required (i.e. restrooms, stairs, elevators, courtyard enclosures, roofing, security systems, state of the art in technology infrastructure, etc.

Phase I

The environmental remediation work will entail the removal and disposal of selective building materials that contain asbestos with the exception of the exterior walls where the asbestos material is encapsulated within the wall and does not need to be removed unless it is disturbed, the cleaning or demolition and disposal of selective building materials that have mold contamination and the removal of lead base paint in exposed areas.

The existing West openings facing the Atkins Building courtyard will be secured by GSA and the window openings and door openings are to be sealed on the interior side of the exterior West wall by the installation of a secured level 4 Ballistic wall.

Phase II – Building Separation (Security & Utilities) & General Demolition.

Phase II and Phase III will require multiple bid packages to fast track the work. The intent is to have the Phase II construction documents completed and the project bid to coincide as close as possible with the completion of the Phase I work. It is anticipated that the Design Professionals shall issue a long lead materials package that will specify the materials identified by the CM as long lead materials so that the CM can purchase the materials so as not to delay the Phase II work. The Phase III Construction documents will overlap the Phase II work. This will allow for a seamless transition throughout the project. Once the building has been cleared of environmental hazards and the initial separation work completed the Phase II, general demolition, building separation & utilities separation can commence. This stage is expected to take from 10-12 months due primarily to the long lead materials such as switch gear, chillers, cooling towers, generators & Systems. It is the intent for the A/E to issue design packages within 3-4 months from the “Notice to Proceed” to allow for the CM to proceed and procure long lead items.

Once the buildings are separated and the special security requirements can be lifted the remainder of the Phase II work can proceed.

Demolition/Selective Demolition of the areas to be rebuilt and finishes that will not be reused shall take place during this phase.

New Stairs and Elevators Elevator, New HVAC System including chillers, cooling towers and mechanical room, New Electrical System including Main Electrical distribution and main electrical room, New Switchgear and new Switchgear Room, New Generator and New Generator Room, New Fire Service including Fire Pump and Fire Pump Room, New Plumbing distribution, New water system including pumps, backflow preventers, meters, etc. and required rooms, Reconstruct lift stations and pumps, Structural Modifications, Skylight and waterproofing the Open Courtyard, Other work as per the design documents to be developed.

Phase III – Remodeling & Renovations of the Dyer Building.

The reconstruction Phase is estimated to take 350 working days (16 months) and will completely transform the Dyer Building to an MDC Facility meeting the requirements of the Educational Specification under development. All remaining work shall be completed during this phase.

Special Requirements

Applicable Requirements of Lease Agreement and specifically the Exhibit B “Work Agreement” shall be fully complied with in the performance of this contract. The Lease Agreement and all applicable exhibits shall be provided to the selected A/E and CM.

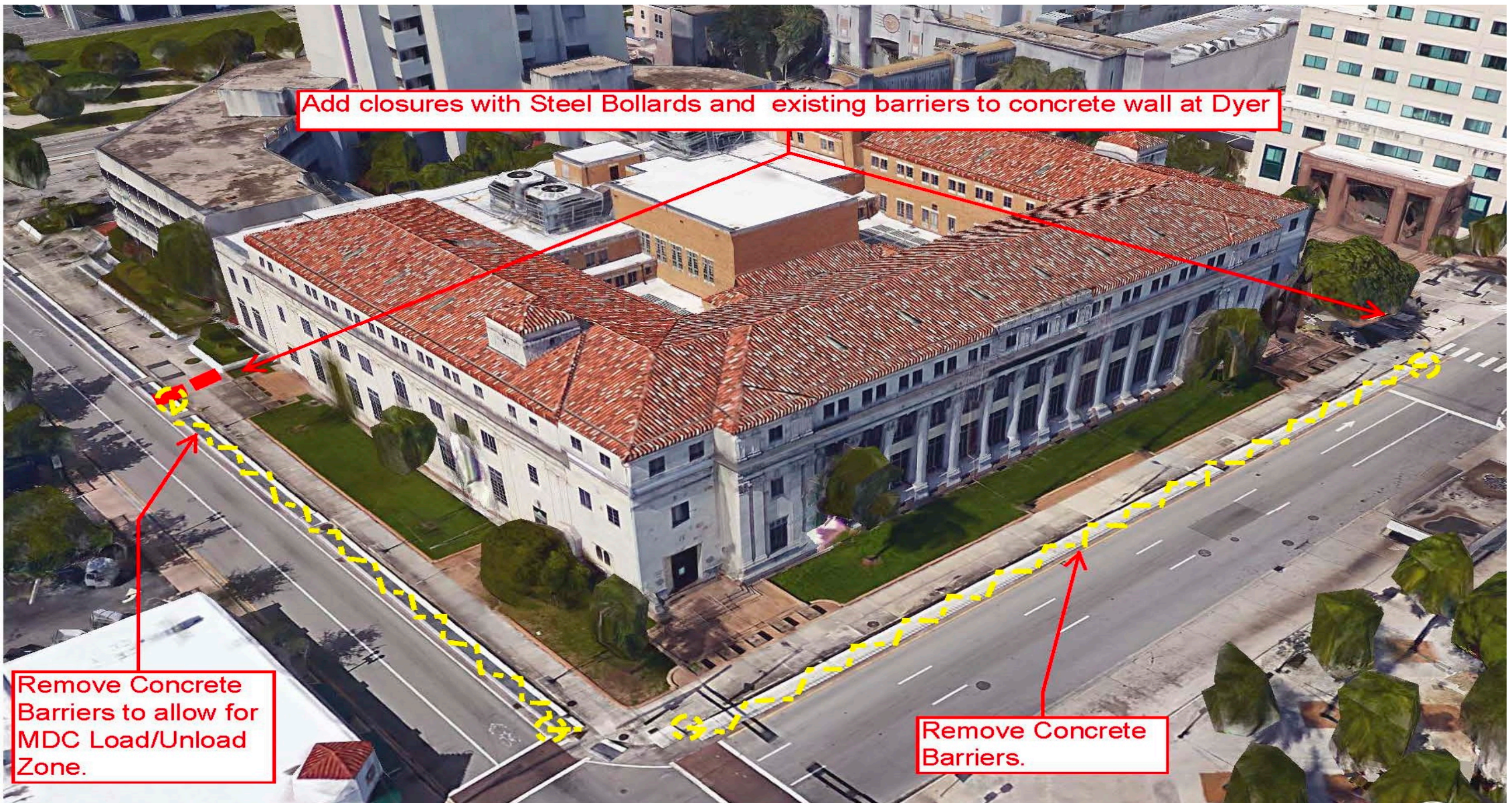
Davis Bacon Prevailing Wage Requirements shall apply to all applicable work performed in this contract.

Applicable Building Code: In addition to the Building Codes applicable to the MDC Facilities Projects the Building Codes as per the Lease Agreement shall be implemented.

Special Security Clearances and Procedures will apply to any work which requires access to the Atkins courtyard or to any work on the Roof of the Dyer Building. Specifically the Security requirements in Exhibit “D” shall be implemented during all phase of this project.

Dyer Building Construction Cost Budget

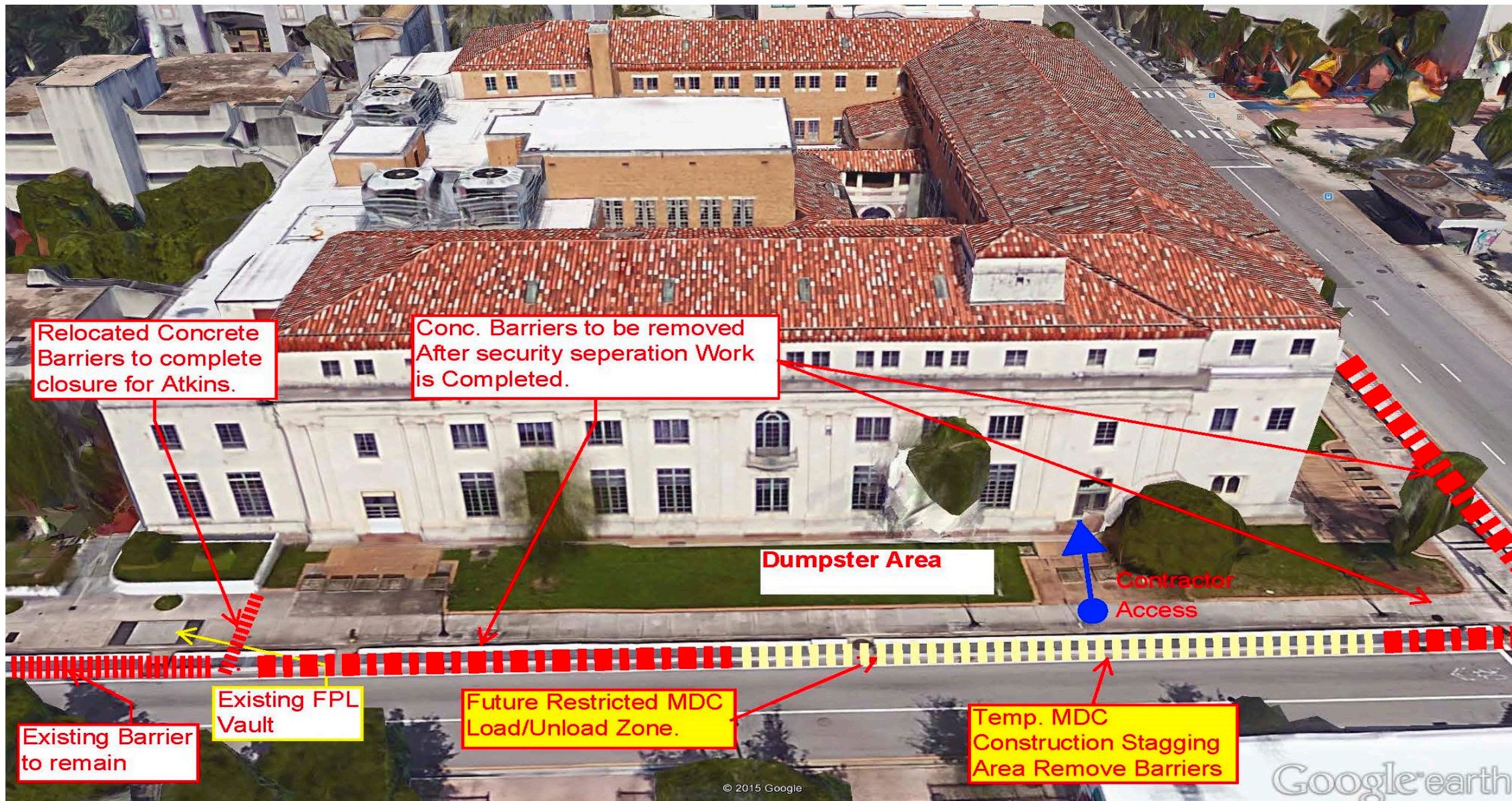
The initial Construction Cost Budget for Phase II and Phase III of the Dyer Building is \$40,000,000.00



Add closures with Steel Bollards and existing barriers to concrete wall at Dyer

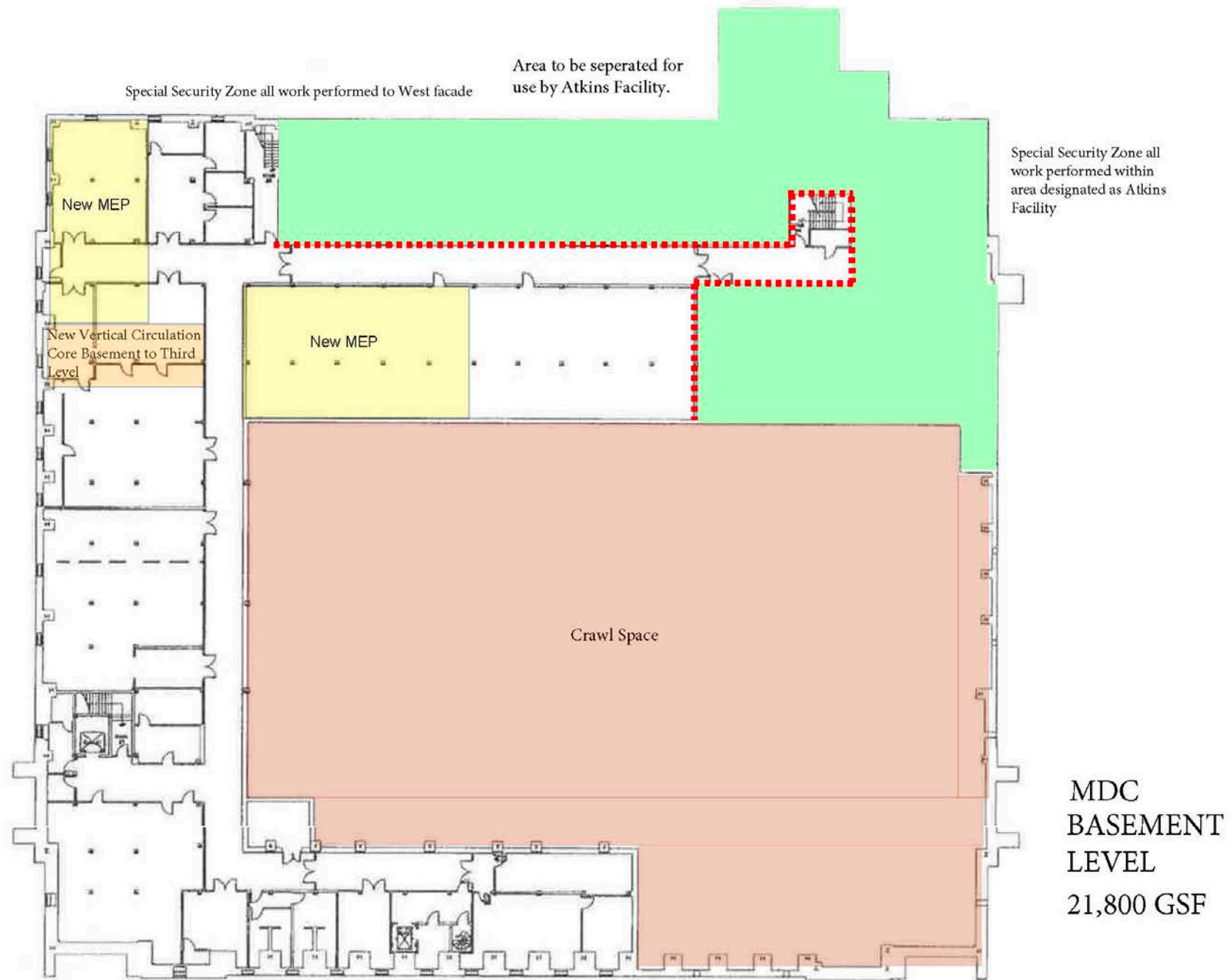
Remove Concrete Barriers to allow for MDC Load/Unload Zone.

Remove Concrete Barriers.



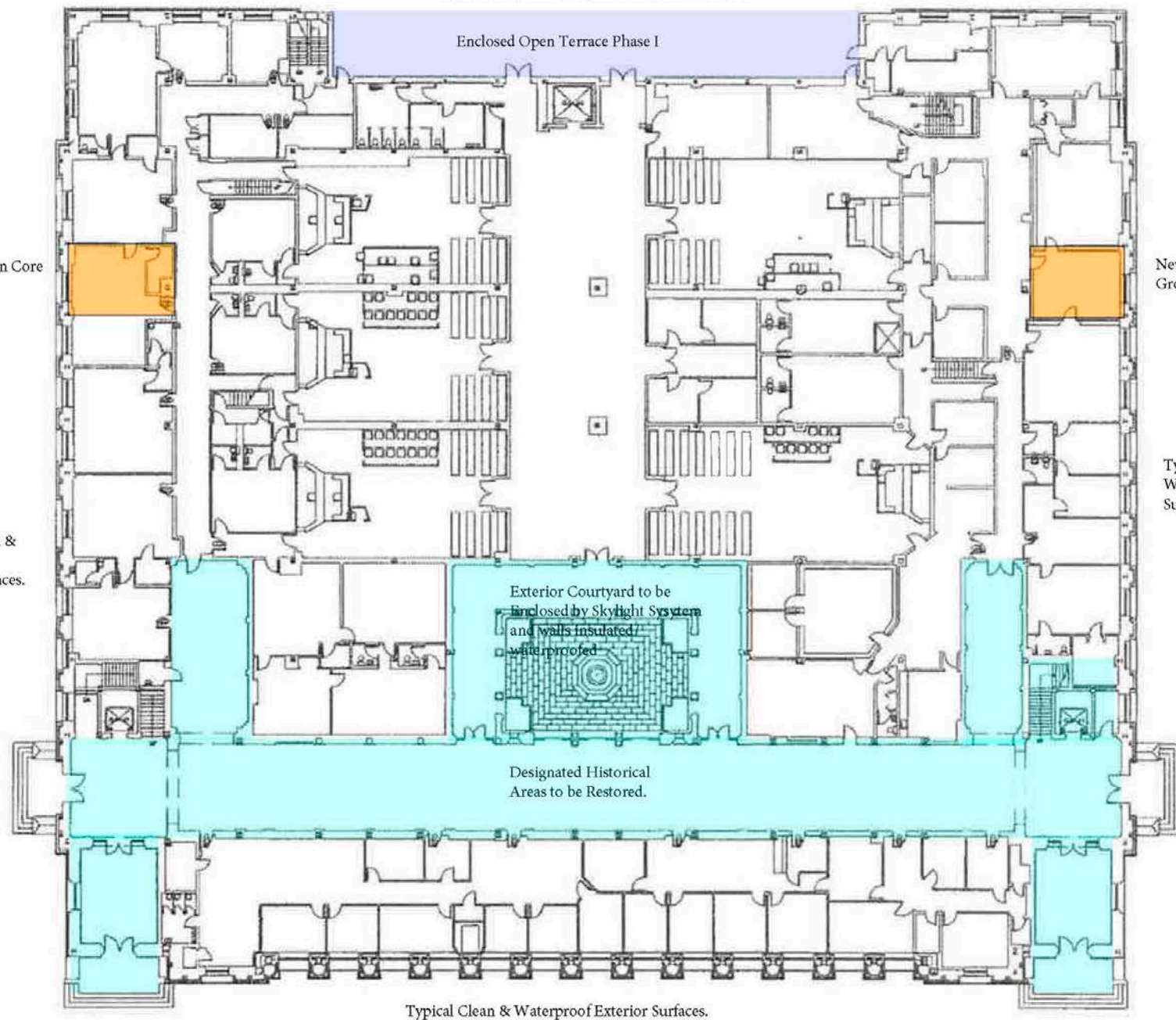








Typical Clean & Waterproof Exterior Surfaces.



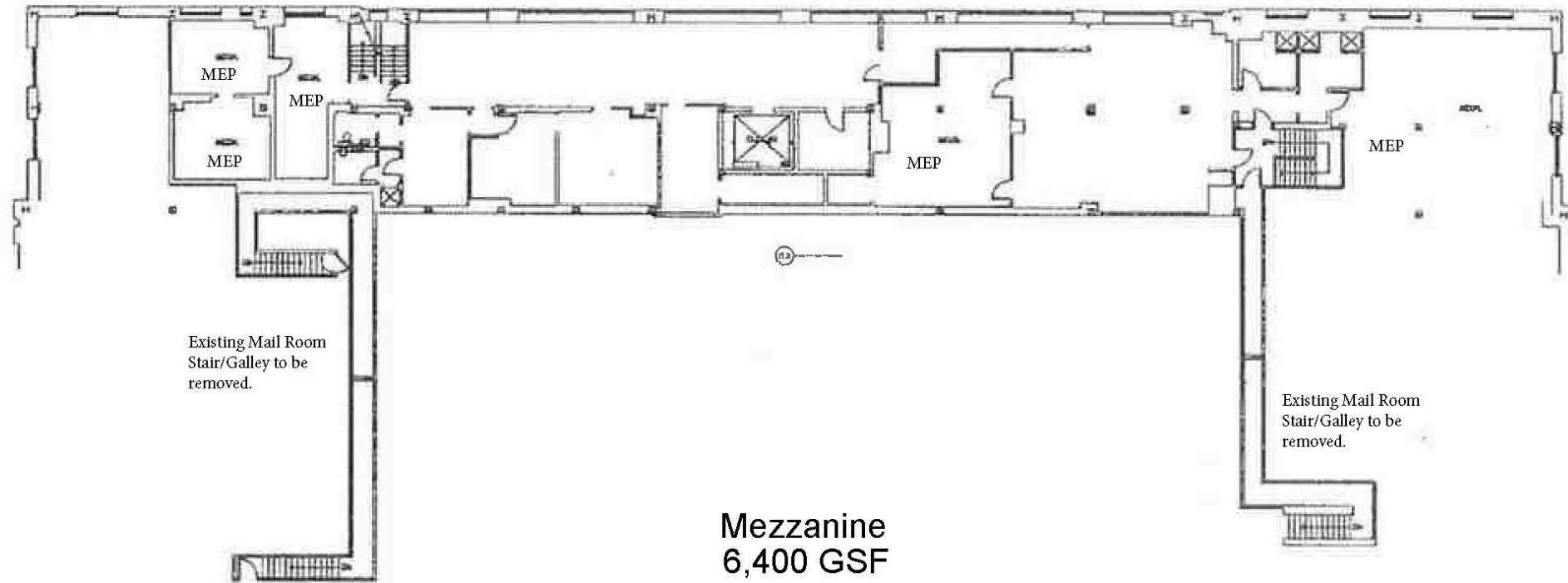
New Vertical Circulation Core
Ground to 3rd. Floor

Typical Clean &
Waterproof Exterior
Surfaces.





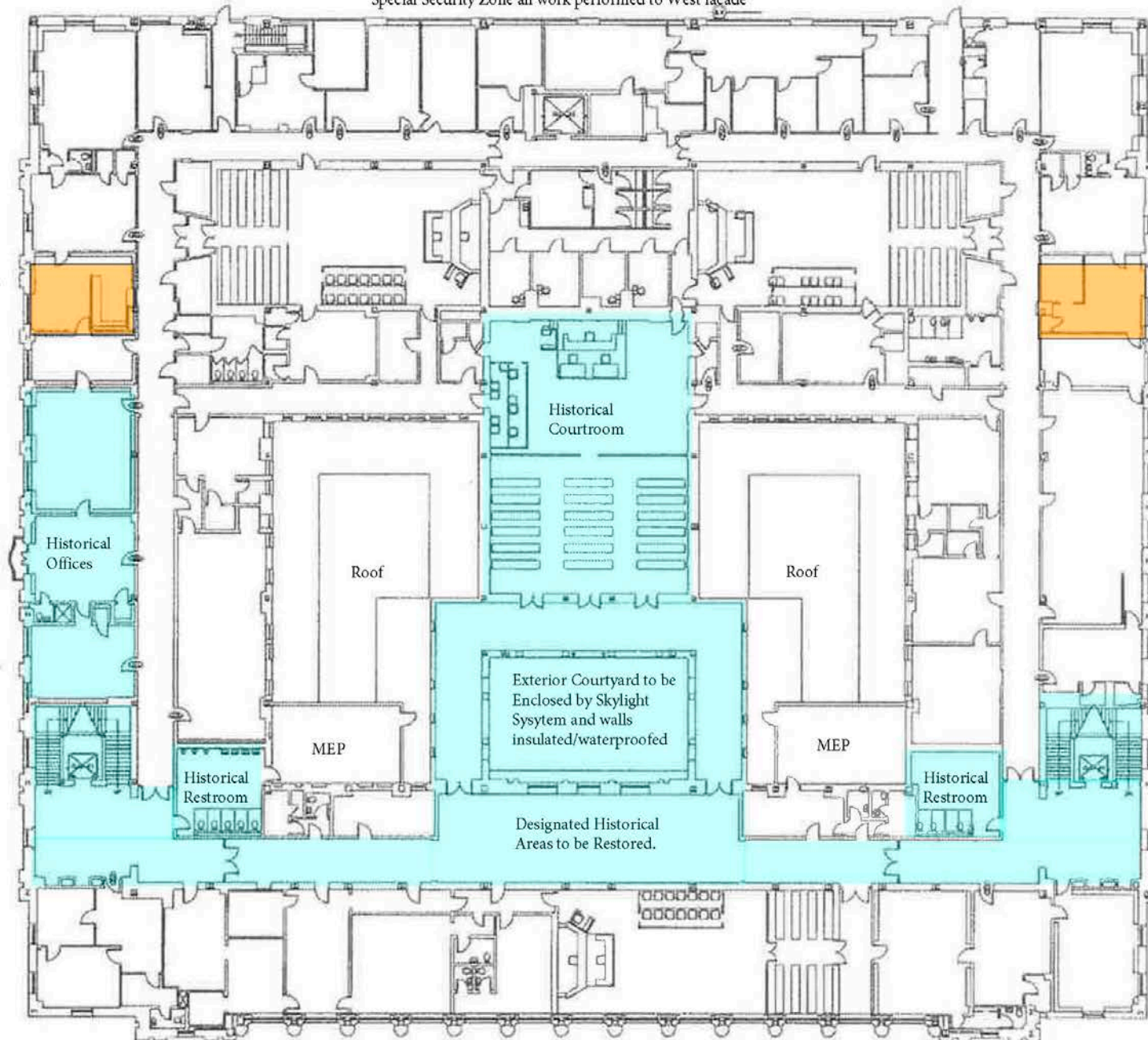
Special Security Zone all work performed to West facade



Mezzanine
6,400 GSF

Special Security Zone all work performed to West façade

New Vertical Circulation
Core Basement to 3rd.
Floor



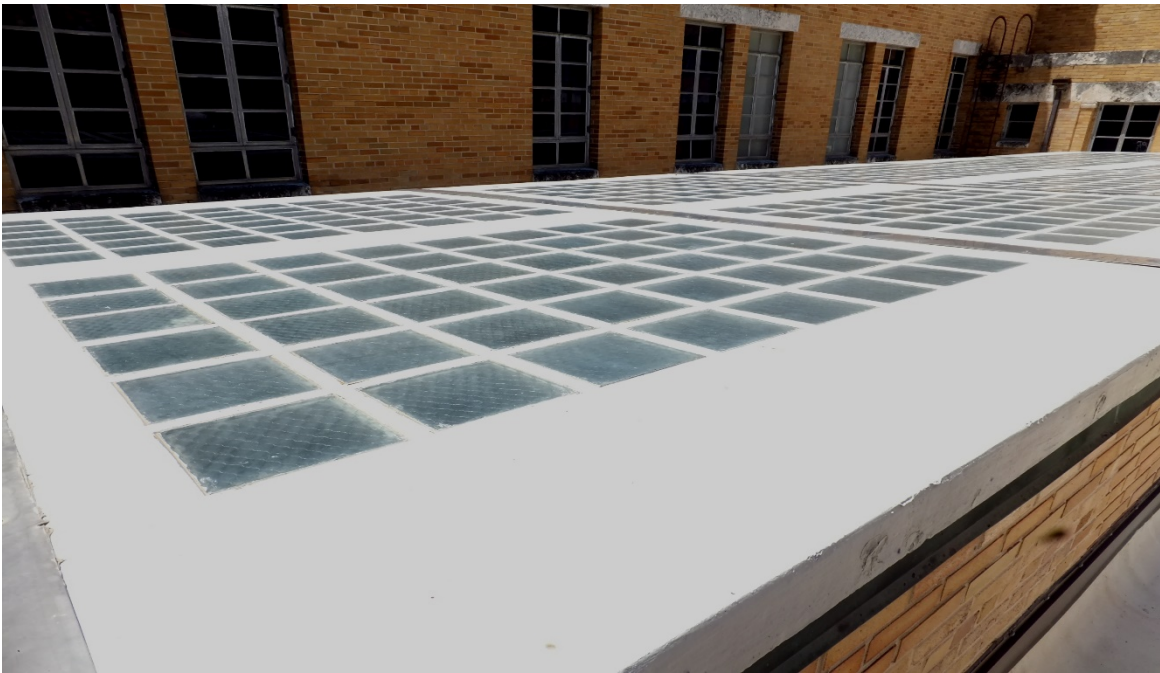
New Vertical Circulation
Core Ground to 3rd.
Floor

**SECOND
LEVEL**
47,800 GSF

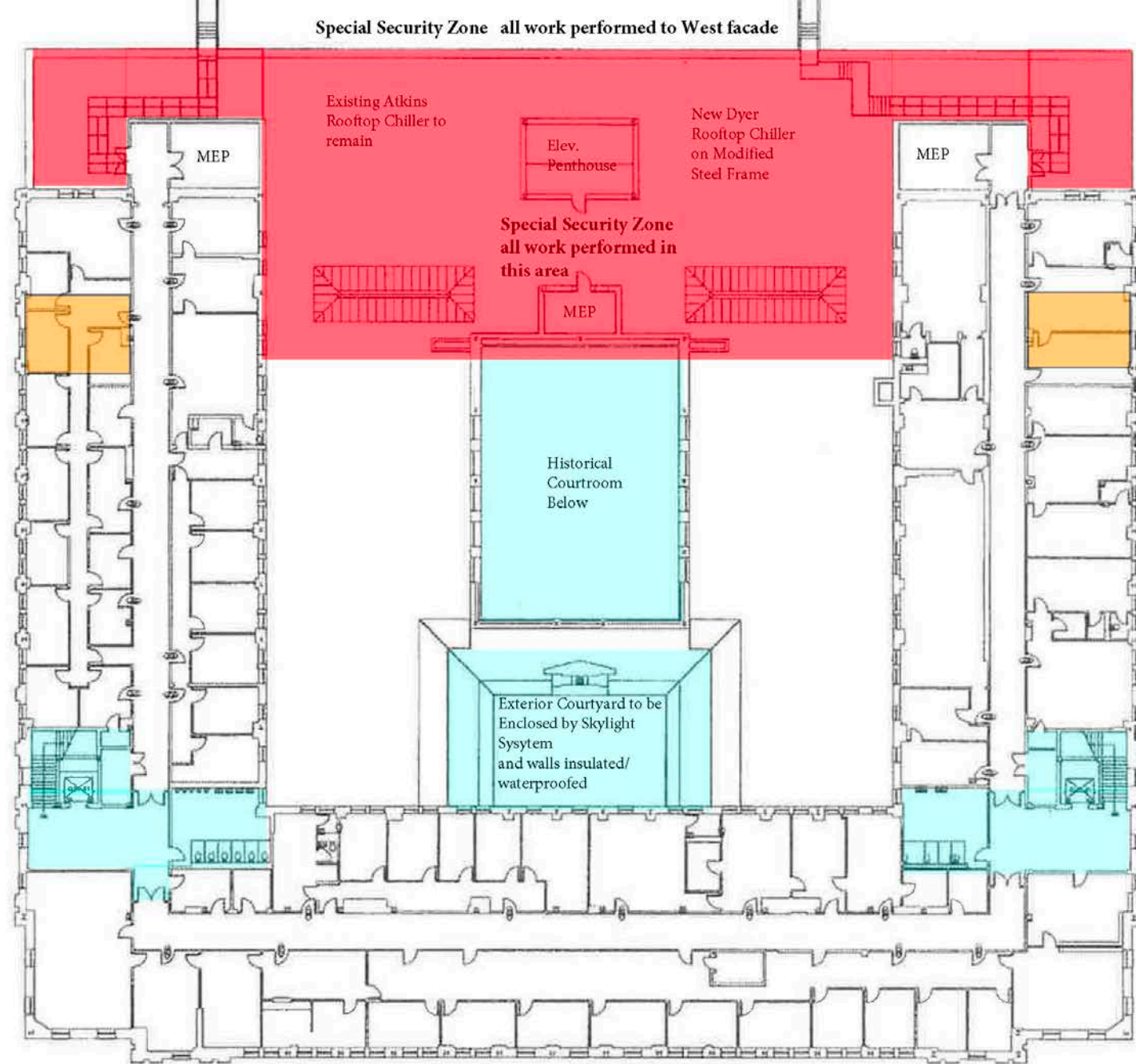








New Vertical Circulation
Core Basement to 3rd.
Floor

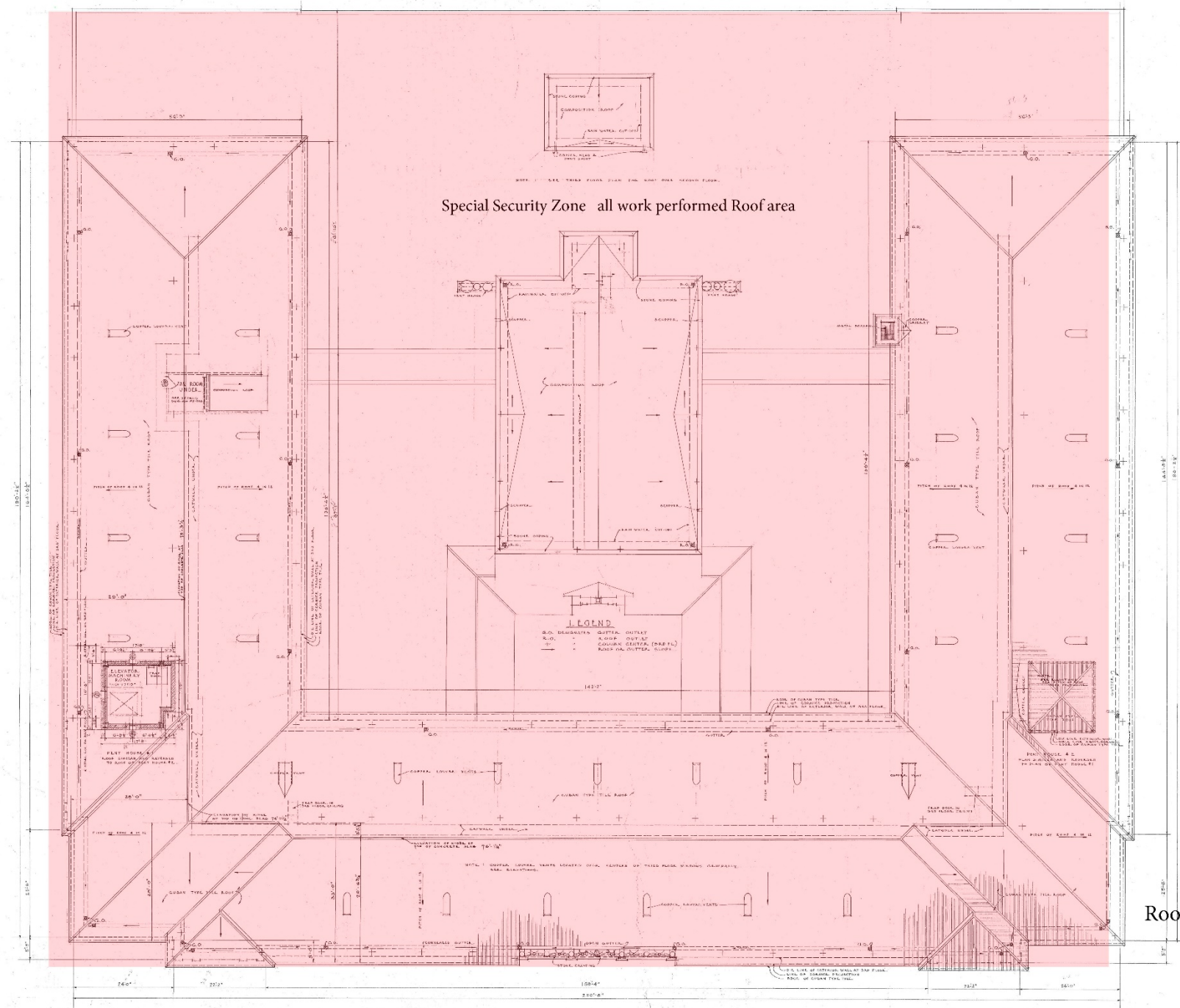


New Vertical Circulation
Core Ground to 3rd.
Floor

THIRD
LEVEL
28,700 GSF



Dyer Facility
Total (+-)
160,000 GSF



Roof Level

