

Office of School Facilities  
Jaime G. Torrens, Chief Facilities Officer

**SUBJECT:** COMMISSIONING OF T&G CORPORATION DBA T&G CONSTRUCTORS, AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT GEORGE WASHINGTON CARVER MIDDLE SCHOOL, LOCATED AT 4901 LINCOLN DRIVE, CORAL GABLES, FLORIDA 33133, PROJECT NUMBER 01423000

**COMMITTEE:** FACILITIES AND CONSTRUCTION

**LINK TO STRATEGIC BLUEPRINT:** EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In May 2017, a solicitation Request for Qualifications (RFQ) #155 was published to competitively select Construction Management at-Risk (CMR) firms for the following General Obligation Bond (GOB) funded projects under the "Procedures for the Selection of Construction Management (CM), CM at-Risk and Program Management Services" (Pilot Program 2<sup>nd</sup> Revision September 6, 2016):

- Renovations at George Washington Carver Middle School (MS)  
4901 Lincoln Drive, Coral Gables, Florida, 33133, Project Number 01423000
- Renovations at Miami Lakes Middle School (MS)  
6425 Miami Lakeway North, Miami Lakes, Florida 33014, Project Number 01529300
- Renovations and New Physical Education (P.E.) Shelter at Hialeah Middle School (MS)  
6027 East 7 Avenue, Hialeah, Florida 33013, Project Number 01528800
- Renovations (Phase I) at Arvida Middle School (MS)  
10900 S.W. 127 Avenue, Miami, Florida 33186, Project Number 01527700

Fifteen (15) firms responded to the solicitation. One (1) firm was not evaluated due to an incomplete RFQ submittal. Fourteen (14) firms were evaluated and eight (8) were shortlisted and invited to interview. However, on October 3, 2017, Thornton Construction Company, Inc., withdrew from the interview process; therefore, the remaining seven (7) firms were interviewed on October 11, 2017, and were subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	T&G Corporation dba T&G Constructors
2	Link Construction Group, Inc. (a)
3	H.A. Contracting Corp.
4	JCI International, Inc. (a) (b)
5	Veitia Padron Incorporated (a) (b)
6	LEGO Construction Co. (a) (b)
7	Mexal Corp. (a) (b)

**Notes:**

- (a) Prime firm holds a current M-DCPS Minority/Woman Business Enterprise (M/WBE) Certificate.
- (b) Prime firm holds a current M-DCPS Small Business Enterprise (SBE)/Micro Business Enterprise (MBE) Certificate.

This solicitation includes mandatory SBE/MBE sub-consultant and sub-contracting goals, and a Local Workforce Utilization Goal for this project (determined by the M-DCPS Goal Setting Committee), as follows:

<b>SBE/MBE Sub-consultant and Sub-contracting Goals</b>			<b>Local Workforce Utilization Goal (Construction)</b>
<b>Pre-construction</b>	<b>Construction</b>	<b>Construction Management</b>	
10%	25%	15%	20% (10-mile radius)

**Selection:**

In accordance with the solicitation and interview process, the highest-ranked firm was selected to negotiate for the highest-valued project (George Washington Carver MS), the second-ranked firm for the second-valued project (Miami Lakes MS), the third-ranked firm for the third-valued project (Hialeah MS) and the fourth-ranked firm for the fourth-value project (Arvida MS).

T&G Corporation dba T&G Constructors (T&G) is the highest-ranked firm and therefore, negotiated for the highest-valued GOB funded Renovations project at George Washington Carver MS. The second, third and fourth-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with T&G were successfully concluded and the firm has agreed to provide the required CMR Programming and Pre-construction Services, as follows:

**School Profile:**

The existing facility, is on a 6-acre site, comprised of 13 permanent buildings and associated covered walkways, built between 1952 and 2006 with a total of 105,803 GSF.

### Preliminary Project Scope:

The GOB funded deficiencies to be addressed for this project consist of campus-wide miscellaneous renovations, including, but not limited to:

- Recoating and restriping of parking lot, service yard and drives,
- Selective replacement of campus-wide sanitary sewer and domestic water piping,
- Mitigation of site drainage,
- Replacement of backflow preventer,
- Replacement of grease trap,
- Structural repairs at Building 12 (as required),
- Selective replacement of concrete walkways,
- Provide roof gutters and downspouts at Building 06 (as required),
- Replacement of windows at Building 04,
- Selective replacement of moveable partitions and flooring,
- Repair/paint auditorium seats at Building 05,
- Renovation of group toilets at Buildings 02, 04 and 10, and campus-wide miscellaneous plumbing upgrades,
- Replacement of gas piping at Building 07 (as required),
- Replacement of HVAC system components and controls to Direct Digital Control (DDC) (as required),
- Electrical upgrades including interior lighting, panel boards and electrical receptacles (as required),
- Replacement/upgrade of fire alarm system (as required),
- Provide PA speakers at exterior corridors and Building 10, security cameras and security alarm contacts (as required), and
- Selective paint (as required).

### Scope of Services:

The successful CMR entity will be required to provide Pre-construction Services (during all phases of programming and design). The CMR may be required to provide Guaranteed Maximum Price (GMP) proposal(s) and construction services; or the Board may re-advertise the required services and select another CMR; or select an alternate construction delivery method.

The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus.

### Construction Delivery Method:

To minimize disruption to students and faculty during construction, and in accordance with the M-DCPS Construction Delivery Method Matrix, the CMR delivery method has been selected for this project. However, the Board reserves the right to utilize an alternative delivery method, if deemed to be in the best interest of the Board.

### Office of Economic Opportunity (OEO) Review:

M-DCPS' OEO staff established the SBE/MBE and M/WBE certification status of the prime firm and each sub-consultant and verified the existence of a Memorandum of Understanding, outlining roles and responsibilities, for each sub-consultant, as follows:

PRIME FIRM: T&G SUB-CONSULTANTS FIRM NAME:	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
Absolute Civil Engineering Solutions, L.L.C.	Structural Engineering, Design and Inspections	Woman	SBE Tier 1	2.0%
RJ Spencer Construction, L.L.C.	Outreach	African-American	MBE	2.0%
Alta Home Remodeling, Co.	Minority Utilization Staging	Service-Disabled Veteran	MBE	2.0%
TWR Engineers, Inc.	Constructability Testing and Investigation	Asian-American	SBE Tier 1	4.0%
O.R. Painting, Inc.	Investigative Demolition and Repair	Native-American	SBE Tier 1	2.0%
<b>TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal 10%)</b>				<b>12.0%</b>

**Note:**

Attachment "A" includes applicable SBE/MBE and M/WBE certificates for the prime firm and their sub-consultants at the time the RFQ Response was submitted.

**Construction Budget:** \$2,799,203 (GOB funded)

**Project Schedule:**

T&G has agreed to the following A/E's document submittal schedule (and the CMR draft document submittal schedule):

- Preliminary Scope and Estimate Submittal March 16, 2018
- Final Scope Definition Program and Master Plan May 16, 2018

Design milestone dates (contingent on Final Scope Definition Program and Master Plan approval) are as follows:

- Board Commission of A/E (Part 2 services): July 18, 2018
- Phase I - Schematic Design: August 20, 2018
- Phase - II/III Construction Documents 50% complete: October 3, 2018
- Phase - II/III Construction Documents 100% complete: February 13, 2019

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): May 2019

- Construction - Substantial Completion by:

August 2020

Terms & Conditions:

1. T&G has agreed to a lump sum fee for CMR Pre-construction Services of \$28,000, which represents approximately 1.00% of the construction budget of \$2,799,203. In consideration for entering into this Agreement, the CMR agrees that any and all costs and fees incurred by the CMR associated with the CMR's performance of all pre-construction services set forth in the Agreement shall be borne solely by the CMR. Pre-construction services fees shall be paid based on completion of the following listed phases/deliverables:

<b>PRE-CONSTRUCTION SERVICES</b>	<b>LUMP SUM FEE (PER TASK)</b>
Phase I - Schematic Design (completed/accepted by M-DCPS)	\$ 5,600
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$ 7,000
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$ 8,400
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$ 7,000
<b>TOTAL PRE-CONSTRUCTION FEE:</b>	<b>\$28,000</b>

Note: Hourly rates do not apply to this service and were not negotiated.

<b>SUPPORT SERVICES</b>	<b>LUMP SUM FEE</b>
Programming/Scope Definition (during A/E's Part 1 Services)	\$ 7,000

2. The CMR agrees to provide the requisite pre-construction services for this project, including, but not limited to, the following:
  - Review all design and construction documents prepared by the Architect/Engineer of Record (A/E), as well as all existing onsite conditions, to ensure constructability of the project. Review of existing conditions includes cost for all Ground Penetration Radar services;
  - Provide the District with value engineering analysis, cost saving recommendations and estimates throughout the various phases of design;
  - Prepare a master construction schedule to identify potential time saving measures and to facilitate the timely completion of the project;
  - Coordinate with District staff and project A/E to ensure that all necessary testing, permitting applications, and regulatory agency reviews are accomplished;
  - Identify all the various bid packages needed to successfully execute the project, and conduct pre-bid conferences with qualified sub-contractors, material suppliers, and equipment vendors.
3. All work shall be in compliance with the State Requirements for Educational Facilities, the Florida Building Code, National Fire Prevention Code, applicable life safety codes, barrier-free design guidelines, Florida Statutes, District Standards and District Policies. Passive design elements and low-energy usage features shall be

incorporated in the new work.

4. The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the CMR Agreement.
5. Upon completion of the pre-construction services, the CMR firm shall negotiate a GMP for the construction project. If accepted, staff will submit the negotiated GMP for Board approval.
6. The CMR shall maintain no less than a \$1,000,000 Professional Liability Insurance policy with a maximum deductible of \$50,000, Worker's Compensation/Employers Liability Insurance, Comprehensive General Liability, and Comprehensive Auto Liability Insurance, all as specified in the Agreement.
7. The Agreement may be terminated by the Board, with cause or for convenience, prior to GMP, upon ten (10) days written notice to the CMR; whereas, the CMR may terminate the Agreement if the work is stopped for a period of 60 days through no act or fault of the CMR.
8. The CMR is required to submit a monthly report to the OEO documenting compliance with the Mandatory SBE/MBE Utilization Goals for sub-consultants and sub-contractors.
9. The CMR has agreed to the terms and conditions of the Agreement and will commence services upon Board commissioning.

Selection Committee:

The Selection Committee consisted of the following individuals:

Committee Members

Thomas Spaulding, ABC Member  
Olga Pizzi, Project Manager II, Capital Const.  
Marilyn Capon, Project Manager II, Capital Const.  
Francis Hoar, Administrative Dir., Maintenance  
Julio Navarette, Staff Assistant  
Dr. Alexis Martinez, Administrative Director  
Christopher Gardner, SBE Compliance  
Meriel Seymore, ABC Member

Representing

Superintendent of Schools  
Office of School Facilities  
Office of School Facilities  
Maintenance Operations  
Educational Facilities Code Compliance  
Office of School Operations  
Office of Economic Opportunity  
Community Representative

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Mr. Carlton Crawl, Professional Selection Analyst, A/E Selection & Negotiations acted as the facilitator (non-voting) for the interviews and served as chief negotiator during negotiations.

Project Funding (GOB funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1607100	24240000	740000	01423000

Prior Commissions/Awards:

The Board has commissioned/awarded T&G for the following services within the last three years:

- CMR at Comstock Elementary School  
GOB funded Building 01 Replacement and Renovations - Project No. 01433100  
Preconstruction Services Commissioned: February 15, 2017
- CMR SBE at Miami Northwestern Senior School  
GOB funded Renovations - Project No. 01326900  
Preconstruction Services Commissioned: October 7, 2014  
GMP Award: October 14, 2015
- CMR Miscellaneous Projects up to \$2 million each for a 4-year term with extensions at the option of the Board:  
Date of Commission: April 17, 2013  
Extension (6 month): April 16, 2017 to October 16, 2017  
Extension (6 month): October 16, 2017 to April 16, 2018

Principal:

The Principal/Owner designated to be directly responsible to the Board for T&G is Mr. Ricardo Gonzalez. The firm is located at 8348 N.W. 56 Street, Doral, Florida 33166.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission T&G Corporation dba T&G Constructors, as the Construction Management at-Risk firm for General Obligation Bond funded Renovations at George Washington Carver Middle School, located at 4901 Lincoln Drive, Coral Gables, Florida 33133, Project Number 01423000, as follows:

- 1) Lump sum fee of \$28,000 for Pre-construction Services; and
- 2) The project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:CC:cc

# ATTACHMENT "A"

## SBE/MBE & M/WBE CERTIFICATES

(January 17, 2018 School Board Agenda Item F-28)

COB FUNDED RENOVATIONS GEORGE WASHINGTON CARMER IVS  
LEGAL AID # 166

### ABSOLUTE CIVIL ENGINEERING SOLUTIONS, LLC. Structural Engineering, Design & Inspections

#### MIAMI-DADE COUNTY PUBLIC SCHOOLS



SMALL & MICRO BUSINESS ENTERPRISE- TIER I

THIS CERTIFIES THAT

ABSOLUTE CIVIL ENGINEERING SOLUTIONS, LLC.

OWNED AND CONTROLLED FIRM, PURSUANT TO  
MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

~~June 18, 2015~~  
Issue Date

June 18, 2018  
Expiration Date ✓

6515253  
Vendor No.

Brian Williams, CEO Development Officer  
Office of Economic Opportunity  
1450 NE 2<sup>nd</sup> Avenue, Suite 428  
Miami, Florida 33132

#### MIAMI-DADE COUNTY PUBLIC SCHOOLS



MINORITY/WOMEN BUSINESS ENTERPRISE CERTIFICATE

THIS CERTIFIES THAT

ABSOLUTE CIVIL ENGINEERING SOLUTIONS, LLC.

IS OWNED AND CONTROLLED BY A(n)

WOMAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

~~June 18, 2015~~  
Issue Date

June 18, 2018  
Expiration Date ✓

6515253  
Vendor No.

Brian Williams, CEO Development Officer  
Office of Economic Opportunity  
1450 NE 2<sup>nd</sup> Avenue, Suite 428  
Miami, Florida 33132




**ATTACHMENT "A"**  
**SBE/MBE & M/WBE CERTIFICATES**  
 (January 17, 2018 School Board Agenda Item F-28)

GOB-FUNDED RENOVATIONS CHOICE WASHINGTON CARVER IMS  
 LEGAL AD# 1155

**RJ SPENCER CONSTRUCTION, LLC.**  
 Outreach

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



Micro Business Enterprise (MBE) Certificate  
 THIS CERTIFIES THAT

RJ Spencer Construction, LLC

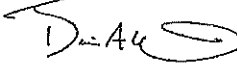
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OWNED AND CONTROLLED FIRM, PURSUANT TO  
 MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

*April 21, 2015*  
Issue Date

6519505  
Vendor No.

*April 23, 2018*  
Expiration Date



Brian Williams, OEO Development Officer  
 Office of Economic Opportunity  
 1450 NE 2nd Avenue, Suite 428  
 Miami, Florida 33132

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



**MINORITY/WOMEN BUSINESS ENTERPRISE CERTIFICATE**

THIS CERTIFIES THAT

RJ Spencer Construction LLC

IS A(N)

African-American

OWNED AND CONTROLLED FIRM, PURSUANT TO  
 MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

*4/21/2015*  
ISSUE DATE

6519505  
VENDOR NO.

*4/21/2018*  
EXPIRATION DATE ✓

*Michelle Hicks Levy*

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MICHELLE HICKS-LEVY, COORDINATOR  
 OFFICE OF ECONOMIC OPPORTUNITY  
 1450 NE 2nd Avenue, Suite 428  
 MIAMI, FLORIDA 33132

# ATTACHMENT "A"


## SBE/MBE & M/WBE CERTIFICATES

(January 17, 2018 School Board Agenda Item F-28)

GOB FUNDING RENOVATIONS GEORGE WASHINGTON CARVER MS  
LEGAL AID # 166

### ALTA HOME REMODELING CO. DBA ALTA QUALITY BUILDERS Minority Utilization Staging

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT  
**Alta Home Remodeling Co. DBA ALTA Quality Builders**

IS OWNED AND CONTROLLED BY A(N)  
**SERVICE DISABLED VETERAN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

June 16, 2017 Issue Date	June 16, 2020 Expiration Date	6519065 Vendor No.
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*Michelle Nicks-Lang*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT  
**Alta Home Remodeling Co. DBA ALTA Quality Builders**

OWNED AND CONTROLLED FIRM, PURSUANT TO

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

June 16, 2017 Issue Date	June 16, 2020 Expiration Date	6519065 Vendor No.
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*Michelle Nicks-Lang*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

# ATTACHMENT "A"

## SBE/MBE & M/WBE CERTIFICATES


(January 17, 2018 School Board Agenda Item F-28)

COB FUNDED RENOVATIONS GEORGE WASHINGTON CARVER MS  
LEGAL AD # 155

### TWR ENGINEERS, INC.

#### Constructability Testing & Investigating

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT  
**TWR Engineers, Inc.**

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IS OWNED AND CONTROLLED BY A(N)  
**ASIAN AMERICAN**

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PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 6, 2016    November 6, 2019    6509354  
Issue Date        Expiration Date    Vendor No.

*Michelle Hicks-Lanz*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT  
**TWR Engineers, Inc.**

---

IS OWNED AND CONTROLLED BY A(N)  
**TIER 1**

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PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 6, 2016    November 6, 2019    6509354  
Issue Date        Expiration Date    Vendor No.

*Michelle Hicks-Lanz*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

# ATTACHMENT "A"

## SBE/MBE & M/WBE CERTIFICATES

(January 17, 2018 School Board Agenda Item F-28)

CO-FUNDED RENOVATIONS GEORGE WASHINGTON CARVER HIS LEGAL ADV #155

### O.R. PAINTING, INC. Investigative Demolition & Repair

#### MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT  
**O.R. Painting, Inc.**

OWNED AND CONTROLLED FIRM, PURSUANT TO

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 22, 2014    October 22, 2017    6519399  
Issue Date        Expiration Date    Vendor No.

*Michelle Pickett-Lanz*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

#### MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT  
**O.R. Painting, Inc.**

IS OWNED AND CONTROLLED BY A(N)  
**NATIVE AMERICAN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 22, 2014    October 22, 2017    6519399  
Issue Date        Expiration Date    Vendor No.

*Michelle Pickett-Lanz*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132