

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

SUBJECT: COMMISSIONING OF LINK CONSTRUCTION GROUP, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT MIAMI LAKES MIDDLE SCHOOL, LOCATED AT 6425 MIAMI LAKEWAY NORTH, MIAMI LAKES, FLORIDA 33014, PROJECT NUMBER 01529300

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 2nd 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:

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

Link Construction Group, Inc. (Link) was the second-ranked firm and therefore, negotiated for the second-valued GOB funded Renovations project at Miami Lakes MS. The highest, third and fourth-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with Link 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 26-acre site, comprised of 2 permanent buildings and associated covered walkways, built in 1974 with a total of 132,611 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:

- Demolition of portables and site restoration (as needed),
- Recoating and restriping of parking lot, service yard and drives,
- Selective replacement of exterior metal doors and frames,
- Selective replacement of carpet and VCT,
- Replacement of water heaters,
- Replacement of HVAC system components, exhaust fans and controls to DDC, (as required),
- Replacement of cooling tower,
- Provide fire alarm actuators, horn/strobes and smoke detectors (as required),
- Replacement of electrical distribution panel and motor control center,
- Provide emergency battery pack lighting and exit signage (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: <u>Link is M-DCPS certified as a Hispanic-American owned firm</u> SUB-CONSULTANTS FIRM NAME:	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
Dudley's Professional Service, L.L.C.	Pre-construction Constructability Review	African-American	MBE	2.5%
Green-Energy-Products.Com	Green and Sustainability Energy Material Review	Service-Disabled Veteran	MBE	2.5%

Gamax Consulting, Inc. (see Note 1)	Pre-construction Scheduling Services	Hispanic-American	MBE	2.5%
Absolute Civil Engineering Solutions, L.L.C.	Geotechnical Engineering Services	Woman	SBE Tier 1	2.5%
TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal 10%)				10.0%

Notes:

- (1) Link's original RFQ included Structured Cabling Solutions, Inc. (SCSI) to perform CCTV Services. However, since that time, SCSI's certification has expired and they did not re-submit for a new certification. Therefore, in accordance with the S/MBE Program Administrative Procedures Manual, Link substituted SCSI with a qualified, certified, MBE firm (Gamax Consulting, Inc.).
- (2) 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: \$2,634,018 (GOB funded)

Project Schedule:

Link 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. Link has agreed to a lump sum fee for CMR Pre-construction Services of \$26,500, which represents approximately 1.00% of the construction budget of \$2,634,018. 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:

PRE-CONSTRUCTION SERVICES	LUMP SUM FEE (PER TASK)
Phase I - Schematic Design (completed/accepted by M-DCPS)	\$ 5,462
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$ 6,628
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$ 7,782
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$ 6,628
TOTAL PRE-CONSTRUCTION FEE:	\$26,500

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

SUPPORT SERVICES	LUMP SUM FEE
Programming/Scope Definition (during A/E's Part 1 Services)	\$ 6,527

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:

<u>Committee Members</u>	<u>Representing</u>
Thomas Spaulding, ABC Member	Superintendent of Schools
Olga Pizzi, Project Manager II, Capital Const.	Office of School Facilities
Marilyn Capon, Project Manager II, Capital Const.	Office of School Facilities
Francis Hoar, Administrative Dir., Maintenance	Maintenance Operations
Julio Navarette, Staff Assistant	Educational Facilities Code Compliance
Dr. Alexis Martinez, Administrative Director	Office of School Operations
Christopher Gardner, SBE Compliance	Office of Economic Opportunity
Meriel Seymore, ABC Member	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	1650100	24930000	740000	01529300

Prior Commissions/Awards:

The Board has commissioned/awarded Link for the following services within the last three years:

- CMR SBE at Meadowlane Elementary School
 GOB funded Renovations and P.E. Shelter - Project No. 01434800
 Pre-construction Services Commissioned: July 13, 2016
 GMP Award: August 9, 2017

- CMR SBE at Hialeah-Miami Lake Senior School
 GOB funded Renovations - Project No. 01326600
 Pre-construction Services Commissioned: March 9, 2016
 GMP Award: September 6, 2017

- CMR SBE at Springview Elementary School
 GOB funded Renovations - Project No. 01435400
 Pre-construction Services Commissioned: October 14, 2015
 GMP Award: November 23, 2016

- CMR SBE at Jesse J. McCrary Elementary School
 GOB funded Renovations - Project No. 01434000
 Pre-construction Services Commissioned: July 15, 2015
 GMP Award: September 7, 2016

- CMR Miscellaneous Projects up to \$2 million each for a 4-year term with extensions at the option of the Board:
 Date of Commission: January 18, 2012
 Extension (2 year): January 17, 2016 to January 17, 2018

Principal:

The Principal/Owner designated to be directly responsible to the Board for Link is Mr. Guillermo Fernandez. The firm is located at 5350 N.W. 77 Court, Doral, Florida 33166.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Link Construction Group, Inc., as Construction Management at-Risk firm for General Obligation Bond funded Renovations at Miami Lakes Middle School, located at 6425 Miami Lakeway North, Miami Lakes, Florida 33014, Project Number 01529300, as follows:

- 1) Lump sum fee of \$26,500 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


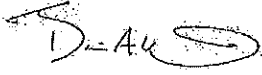
ATTACHMENT "A"

SBE/MBE & M/WBE CERTIFICATES

(January 17, 2018 School Board Agenda Item F-30)

GOE-FUNDED RENOVATIONS AT MIAMI LAKES MS
LEGAL AD # 155

LINK CONSTRUCTION GROUP, INC. Construction Manager at-Risk

MIAMI-DADE COUNTY PUBLIC SCHOOLS	
	
Minority/Women Business Enterprise (MWBE) Certificate THIS CERTIFIES THAT	
Link Construction Group, Inc.	
IS OWNED AND CONTROLLED BY AN	
HISPANIC AMERICAN	
PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02	
May 5, 2016 Issue Date	May 5, 2018 Expiration Date
651430 Vendor No.	 Blith Williams, OEO Development Officer 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-30)

GOB FUNDED RENOVATIONS AT MIAMI LAKES MS
LEGAL AD # 155

ABSOLUTE CIVIL ENGINEERING SOLUTIONS, LLC Geotechnical Engineering Consultation Services

MIAMI-DADE COUNTY PUBLIC SCHOOLS



SMALL & MICRO BUSINESS ENTERPRISE- TIER I

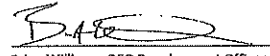
THIS CERTIFIES THAT

ABSOLUTE CIVIL ENGINEERING SOLUTIONS, LLC

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

June 18, 2015 June 18, 2018
Issue Date Expiration Date

6515253
Vendor No.


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

ABSOLUTE CIVIL ENGINEERING SOLUTIONS, LLC

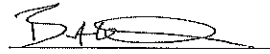
IS OWNED AND CONTROLLED BY A(N)

WOMAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

June 18, 2015 June 18, 2018
Issue Date Expiration Date

6515253
Vendor No.


Brian Williams, OEO Development Officer
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-30)

COB FUNDED RENOVATIONS AT MIAMI LAKES HHS
LEGAL ADV 135

DUDLY'S PROFESSIONAL SERVICES, LLC. Constructibility Review

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT
Dudly's Professional Services, LLC

OWNED AND CONTROLLED FIRM, PURSUANT TO

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

July 10, 2017	July 10, 2020	6519136
Issue Date	Expiration Date	Vendor No.

Michelle Nicks-Lenz

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
Dudly's Professional Services, LLC

IS OWNED AND CONTROLLED BY A(N)
AFRICAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

July 10, 2017	July 10, 2020	6519136
Issue Date	Expiration Date	Vendor No.

Michelle Nicks-Lenz


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-30)

CO-FUNDED RENOVATIONS AT MIAMI LAKES JHS
LEGAL AD # 155

GAMAX CONSULTING, INC.
Scheduling Services

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate


THIS CERTIFIES THAT
Gamax Consulting, Inc.

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

May 16, 2017 Issue Date	May 16, 2020 Expiration Date	6518960 Vendor No.
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Michelle Nickerson-Lenz
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
Gamax Consulting, Inc.

IS OWNED AND CONTROLLED BY A(N)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

May 16, 2017 Issue Date	May 16, 2020 Expiration Date	6518960 Vendor No.
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Michelle Nickerson-Lenz
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-30)

COB-FUNDED RENOVATIONS AT MIAMI LAKES MS
LEGAL AD 7-156

GREEN-ENERGY-PRODUCTS.COM, LLC.
Green & Sustainable Energy Material Review

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT
Green-Energy-Products.com, LLC

OWNED AND CONTROLLED FIRM, PURSUANT TO


PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

May 19, 2017 Issue Date	May 19, 2020 Expiration Date	6517236 Vendor No.
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Michelle Nickolas-Lang

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
Green-Energy-Products.com, LLC

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

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

May 19, 2017 Issue Date	May 19, 2020 Expiration Date	6517235 Vendor No.
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Michelle Nickolas-Lang

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