

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

SUBJECT: COMMISSIONING OF JCI INTERNATIONAL, INC. AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS (PHASE I) AT ARVIDA MIDDLE SCHOOL, LOCATED AT 10900 S.W. 127 AVENUE, MIAMI, FLORIDA 33186, PROJECT NUMBER 01527700

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).

JCI International, Inc. (JCI) was the fourth-ranked firm and therefore, negotiated for the fourth-valued GOB funded Renovations project at Arvida MS. The highest, second and third-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with JCI 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 9-acre site, comprised of 6 permanent buildings and associated covered walkways, built between 1975 and 2002 with a total of 137,630 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:

- Replacement of damaged basketball standards,
- Provide backflow preventer,
- Replacement of main entrance doors in Building 01,
- Replacement of selective HVAC system and controls,
- Replacement of 300-ton chiller and cooling tower,
- Replacement of damaged exhaust fans (as required),
- Upgrade public address system,
- Provide additional security alarm cameras (as required),
- Selective carpet and wood flooring replacement,
- Provide additional electrical receptacles (as required), miscellaneous electrical work,
- Provide shut off valve for utilities in science labs,
- Miscellaneous plumbing work (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>JCI is M-DCPS certified as a SMBE Tier 1 and M/WBE Hispanic American owned firm</u> SUB-CONSULTANTS FIRM NAME:	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
J.P. Moran, Inc.	Electrical Consultant	Woman	MBE	3.0%

A+S Architects Planners, P.A.	Architectural Consultant	African-American	MBE	2.0%
S & F Engineers, Inc.	Structural Engineer Consultant	Asian-American	SBE Tier 1	2.0%
IMR Development Corp.	Civil Engineer Consultant	Service-Disabled Veteran	SBE Tier 1	3.0%
TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal <u>10%</u>)				10.0%

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: \$2,492,627 (GOB funded)

Project Schedule:

JCI 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. JCI has agreed to a lump sum fee for CMR Pre-construction Services of \$25,000, which represents approximately 1.00% of the construction budget of \$2,492,627. 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)	\$ 5,100
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$ 6,200
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$ 7,500
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$ 6,200
TOTAL PRE-CONSTRUCTION FEE:	\$25,000

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)	\$ 6,800

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	1602100	24120000	740000	01527700

Prior Commissions:

The Board has commissioned JCI for the following services within the last three years:

- CMR SBE at Lenora Braynon Smith Elementary School
 GOB funded Renovations - Project No. 01529200
 Preconstruction Services Commissioned: October 11, 2017
- CMR Miscellaneous Sheltered Market Small Business Enterprise Projects up to \$1 million each for a 4-year term:
 Date of Commission: March 12, 2014

Principal:

The Principal/Owner designated to be directly responsible to the Board for JCI is Mr. Julio Martinez. The firm is located at 12315 S.W. 132 Court, Miami, Florida 33186.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission JCI International, Inc., as Construction Management at-Risk firm for General Obligation Bond funded Renovations (Phase I) at Arvida Middle School located at 10900 S.W. 127 Avenue, Miami, Florida 33186; Project Number 01527700, as follows:

- 1) Lump sum fee of \$25,000 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-34)

COB FUNDED RENOVATIONS (PHASE I) AT ARVIDA MS
LEGAL AD # 155

JCI INTERNATIONAL, INC. Construction Manager at-Risk

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
JCI International, Inc.

IS OWNED AND CONTROLLED BY A(N)
TIER 2

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 11, 2016 September 11, 2019 6604863
Issue Date Expiration Date Vendor No.

Michelle Hicks-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
JCI International, Inc.

IS OWNED AND CONTROLLED BY A(N)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 11, 2016 September 11, 2019 6604863
Issue Date Expiration Date Vendor No.

Michelle Hicks-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-34)

CO-FUNDED RENOVATIONS (PHASE 1) AT ARVIDA MS
LEGAL AD # 155

A + S ARCHITECTS PLANNERS, P.A. Architectural Consultant

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT
A + S Architects Planners, P.A.

OWNED AND CONTROLLED FIRM, PURSUANT TO

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 5, 2016 October 5, 2019 20088486
Issue Date Expiration Date Vendor No.

Michelle Nicks-Lewis

Office of Economic Opportunity
1460 NE 2nd Avenue, Suite 428
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Woman Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
A + S Architects Planners, P.A.

IS OWNED AND CONTROLLED BY A(n)
AFRICAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 5, 2010 October 5, 2018 6518219
Issue Date Expiration Date Vendor No.

Michelle Nicks-Lewis

Office of Economic Opportunity
1460 NE 2nd Avenue, Suite 428
Miami, Florida 33132

ATTACHMENT "A"

SBE/MBE & M/WBE CERTIFICATES

(January 17, 2018 School Board Agenda Item F-34)

CORPORATED RENOVATIONS (PHASE 1) AT ARVIDA/MIS
LEGAL AD # 195

IMR DEVELOPMENT CORP. Civil Consultant

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
IMR Development Corp.

IS OWNED AND CONTROLLED BY A(N)
TIER 1

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

August 20, 2016 August 20, 2019 6514492
Issue Date Expiration Date Vendor No.

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
IMR Development Corp.

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

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

August 20, 2016 August 20, 2019 6514492
Issue Date Expiration Date Vendor No.

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-34)

GOB FUNDED RENOVATIONS (PHASE 1) AT ARVIDA MS
LEGAL AD # 165

J.P. MORAN, INC. Electrical Consultant

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT
J.P. Moran, Inc.

OWNED AND CONTROLLED FIRM, PURSUANT TO

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

May 20, 2017 May 29, 2020 6518980
Issue Date Expiration Date Vendor No.

Michelle Rhoads-Lary

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
J.P. Moran, Inc.

IS OWNED AND CONTROLLED BY A(N)
WOMEN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

May 20, 2017 May 29, 2020 6518980
Issue Date Expiration Date Vendor No.

Michelle Rhoads-Lary


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-34)

COB FUNDED RENOVATIONS (PHASE 1) AT ARMDA IMS
LEGAL/ADM/155

S & F ENGINEERS, INC.
Structural Consultant

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate
THIS CERTIFIES THAT

S & F ENGINEERS INC.

TIER 1

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

April 28, 2016
Issue Date


April 28, 2019
Expiration Date

6520702
Vendor No.

D. Williams

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 (MWBE) Certificate
THIS CERTIFIES THAT

S & F ENGINEERS INC.

IS OWNED AND CONTROLLED BY AN

ASIAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

April 28, 2016
Issue Date

April 28, 2019
Expiration Date

6520702
Vendor No.

D. Williams

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