

February 7, 2018

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

SUBJECT: COMMISSIONING OF M.A.C. CONSTRUCTION, INC., AS
CONSTRUCTION MANAGEMENT AT-RISK FIRM
(SHELTERED MARKET - SMALL BUSINESS
ENTERPRISE) FOR GENERAL OBLIGATION BOND
FUNDED RENOVATIONS AT NORTH HIALEAH
ELEMENTARY SCHOOL, LOCATED AT 4251 EAST 5
AVENUE, HIALEAH, FLORIDA 33013, PROJECT
NUMBER 01529600

COMMITTEE: FACILITIES AND CONSTRUCTION

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

Introduction:

In July 2017, a solicitation (Request for Qualifications 157 - Sheltered Market for Small Business Enterprise (SBE) or Micro Business Enterprise (MBE)) was published to competitively select a Construction Management at-Risk (CMR) firms for each of 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 North Hialeah Elementary School (ES)
4251 East 5 Street, Hialeah, Florida, 33013, Project Number 01529600
- Renovations at Dr. Gilbert L. Porter Elementary School (ES) and PLC Q
15851 S.W. 112 Street, Miami, Florida 33196, Project Number 01528700
- Renovations (Phase I) at Palmetto Middle School (MS)
7351 S.W. 128 Street, Pinecrest, Florida 33156, Project Number 01529900

Ten (10) firms responded to the solicitation. Of the ten (10) firms evaluated, eight (8) were shortlisted and invited to interview. On January 10, 2018, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

F-27

<u>Rank</u>	<u>Firm</u>
1	M.A.C. Construction, Inc. ^{(a) (b)}
2	LEGO Construction Co. ^{(a) (b)}
3	GEC Associates, Inc. ^{(a) (*)}
4	J.R.T. Construction, Co. ^{(a) (b)}
5	Veitia Padron Incorporated ^{(a) (b)}
6	JCI International, Inc. ^{(a) (b)}
7	Asset Builders L.L.C. dba Messam Construction ^{(a) (b)}
8	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.
- (*) Disqualified

This solicitation includes mandatory SBE/MBE Sub-consultant and Sub-contracting Goals, and a Local Workforce Utilization Goal for this project (as 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%	20%	10%	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 (North Hialeah ES), the second-ranked firm for the second-valued project (Dr. Gilbert L. Porter ES and PLC Q) and the third-ranked firm for the third-valued project (Palmetto MS).

M.A.C. Construction, Inc. (MAC) was the highest-ranked firm and therefore, negotiated for the highest-valued GOB-funded Renovations project at North Hialeah ES. The second and third-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with MAC 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 an 8-acre site, comprised of 9 permanent buildings and associated covered walkways, built between 1951 and 2007 with a total of 68,285 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:

- New drop-offs (including drives and walks) and required covered walkway to connect to main building;
- Thirty (30) new additional parking spaces, restriping of parking lots and drives;
- Additional covered walkway to connect buildings 01 and 06;
- Replacement of playground, playground impact surface, basketball backboards and baskets;
- Selective aluminum window replacement;
- Selective replacement of carpet, Vinyl Composition Tile flooring and wood doors;
- Selective replacement of base and wardrobe cabinets, marker boards and library shelving;
- Replacement of group restroom fixtures/finishes, selective water coolers and custodial mop sink;
- Replacement of domestic water system, sanitary sewer system and gas piping (as required);
- Replacement of complete HVAC System in Buildings 01 & 04 including direct digital controls, replacement of exhaust fans (replacement of HVAC components as required);
- Selective upgrades to security alarm, fire alarm system and electrical system (fluorescent lighting, receptacles and exit signage); and
- Selective exterior paint.

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 select another ranked firm under this solicitation, re-advertise the required services, 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>MAC is M-DCPS certified as a SBE Tier 1 and Woman-Owned firm</u> SUB-CONSULTANTS FIRM NAME:	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
Al Hill Plumbing Corp.	Plumbing Consultant	African-American	SBE Tier 1	4.0%
J.P. Moran, Inc.	Electrical Consultant	Woman	MBE	4.0%
Agni Enterprises, L.L.C.	Life Safety / Specialties	Asian-American	MBE	0.5%
Associated Flooring, Inc.	Finishes / Flooring Consultant	Service-Disabled Veteran	MBE	1.0%
Curtis Painting & Waterproofing	Finishes / Painting Consultant	African-American	SBE Tier 1	2.0%
TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal <u>10%</u>)				11.5%

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: \$2,793,321 (GOB-funded)

Project Schedule:

MAC has agreed to the following A/E's document submittal schedule (and the CMR draft document submittal schedule):

- Preliminary Scope and Estimate Submittal: April 20, 2018
- Final Scope Definition Program and Master Plan: June 20, 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): September 5, 2018
- Phase I - Schematic Design: September 28, 2018
- Phase - II/III Construction Documents 50% complete: November 9, 2018
- Phase - II/III Construction Documents 100% complete: January 28, 2019

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): July 2019
- Construction - Substantial Completion by: September 2020

Terms & Conditions:

1. MAC has agreed to a lump sum fee for CMR Pre-construction Services of \$27,900, which represents approximately .99% of the construction budget of \$2,793,321. 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)	\$ 5,600
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	\$ 6,900
TOTAL PRE-CONSTRUCTION FEE:	\$27,900

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)	\$ 6,900

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; and
 - 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, Florida 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 \$500,000 Professional Liability Insurance policy with a maximum deductible of \$25,000, 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 monthly reports 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
 Juliette Pinder, Proj. Manager II, Capital Const.
 Peter de la Horra, Proj. Manager II, Capital Const.
 Bruce Phillips, Supervisor II, Maintenance
 Julio Navarette, Staff Assistant
 Dr. Alexis Martinez, Administrative Director
 Jeanette Garcia, Director
 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	1390100	21840000	740000	01529600

Prior Commissions:

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

- CMR SBE at Rockway Elementary School
GOB-funded Renovations - Project No. 01425200
Pre-construction Services Commissioned: September 9, 2015
- CMR SBE at M.A. Milam K-8 Center
GOB-funded Renovations - Project No. 01423600
Pre-construction Services Commissioned: March 15, 2017
- CMR SBE at Coral Way K-8 Center
GOB-funded Renovations - Project No. 01528300
Pre-construction Services Commissioned: April 5, 2017
- CMR Miscellaneous 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 M.A.C. Construction, Inc., is Ms. Mary A. Ceavers. The firm is located at 9500 N.W. 12 Street, Bay 2, Doral, Florida 33172.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission M.A.C. Construction, Inc., as Construction Management at-Risk firm (Sheltered Market - Small Business Enterprise) for General Obligation Bond funded Renovations at North Hialeah Middle School, located at 4251 East 5 Avenue, Hialeah, Florida 33013, Project Number 01529600, as follows:

- 1) Lump sum fee of \$27,900 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

(February 21, 2018 School Board Agenda Item F-27)

GOB FUNDED RENOVATIONS AT NORTH HIALEAH ELEMENTARY SCHOOL - LEGAL AD # 157
(SHELTER MARKET SBE/MBE)

MAC CONSTRUCTION INC. CONSTRUCTION MANAGEMENT AT-RISK

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
M.A.C. Construction, Inc.

IS OWNED AND CONTROLLED BY A(N)
TIER 1


PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 5, 2016 September 5, 2019 6505595
Issue Date Expiration Date Vendor No.

Michelle Ricks-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
M.A.C. Construction, Inc.

IS OWNED AND CONTROLLED BY A(N)
WOMEN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 5, 2016 September 5, 2019 6505595
Issue Date Expiration Date Vendor No.

Michelle Ricks-Lenz

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

ATTACHMENT "A"


SBE/MBE & M/WBE CERTIFICATES

(February 21, 2018 School Board Agenda Item F-27)

GOB-FUNDED RENOVATIONS AT NORTH HIALEAH ELEMENTARY SCHOOL - LEGAL AD # 157
(SHELTER MARKET SBE/MBE)

AL HILL PLUMBING CORP PLUMBING CONSULTANT

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
Al Hill Plumbing Corporation


IS OWNED AND CONTROLLED BY A(N)
TIER 1

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

August 10, 2016 August 10, 2019 6516027
Issue Date Expiration Date Vendor No.

Michelle Rios-Lopez
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
Al Hill Plumbing Corporation

IS OWNED AND CONTROLLED BY A(N)
AFRICAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

August 10, 2016 August 10, 2019 6516027
Issue Date Expiration Date Vendor No.

Michelle Rios-Lopez
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Miami, Florida 33132

ATTACHMENT "A"

SBE/MBE & M/WBE CERTIFICATES

(February 21, 2018 School Board Agenda Item F-27)

GOB FUNDED RENOVATIONS AT NORTH HIALEAH ELEMENTARY SCHOOL - LEGAL AD # 157
(SHELTER MARKET SBE/MBE)

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

Michelle Nichols-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
J.P. Moran, Inc.

IS OWNED AND CONTROLLED BY A(N)
WOMEN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

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

Michelle Nichols-Lenz

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

ATTACHMENT "A"


SBE/MBE & M/WBE CERTIFICATES

(February 21, 2018 School Board Agenda Item F-27)

GOB FUNDED RENOVATIONS AT NORTH HIALEAH ELEMENTARY SCHOOL - LEGAL AD # 157
(SHELTER MARKET SBE/MBE)

AGNI ENTERPRISES, L.L.C. LIFE SAFETY / SPECIALTIES

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate
THIS CERTIFIES THAT

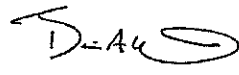
Agni Enterprises, LLC DBA Head to Heels Safety Supplies

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


May 5, 2018
Issue Date

May 5, 2018
Expiration Date

850077
Vendor No.


Brian Williams, CBO Development Officer
Office of Economic Opportunity
2450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate
THIS CERTIFIES THAT

Agni Enterprises, LLC DBA Head to Heels Safety Supplies

IS OWNED AND CONTROLLED BY AN

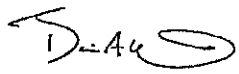
ASIAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

May 5, 2018
Issue Date

May 5, 2018
Expiration Date


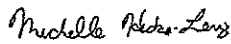
850077
Vendor No.


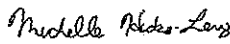

Brian Williams, CBO Development Officer
Office of Economic Opportunity
2450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

ATTACHMENT "A"
SBE/MBE & M/WBE CERTIFICATES
(February 21, 2018 School Board Agenda Item F-27)

GOB FUNDED RENOVATIONS AT NORTH HIALEAH ELEMENTARY SCHOOL - LEGAL AD # 157
(SHELTER MARKET SBE/MBE)

ASSOCIATED FLOORING. INC.
FINISHES / FLOORING CONSULTANT

MIAMI-DADE COUNTY PUBLIC SCHOOLS		
		
Minority/Women Business Enterprise (MWBE) Certificate		
THIS CERTIFIES THAT Associated Flooring Co.		
IS OWNED AND CONTROLLED BY A(N) SERVICE DISABLED VETERAN		
PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02		
September 24, 2016 Issue Date	September 24, 2019 Expiration Date	6515728 Vendor No.
		 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 Associated Flooring Co.		
OWNED AND CONTROLLED FIRM, PURSUANT TO PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02		
September 24, 2016 Issue Date	September 24, 2019 Expiration Date	6515728 Vendor No.
		 Office of Economic Opportunity 1450 NE 2nd Avenue, Suite 428 Miami, Florida 33132

ATTACHMENT "A"
SBE/MBE & M/WBE CERTIFICATES
(February 21, 2018 School Board Agenda Item F-27)

GOB FUNDED RENOVATIONS AT NORTH HIALEAH ELEMENTARY SCHOOL - LEGAL AD # 157
(SHELTER MARKET SBE/MBE)

CURTIS PAINTING & WATERPROOFING.
FINISHES / PAINTING CONSULTANT

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
Curtis Painting & Waterproofing, Inc. DBA Toole Corp.

IS OWNED AND CONTROLLED BY A(N)
TIER 1

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

February 21, 2017 February 21, 2020 6515989
Issue Date Expiration Date Vendor No.

Michelle Nickolas-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
Curtis Painting & Waterproofing, Inc. DBA Toole Corp.

IS OWNED AND CONTROLLED BY A(N)
AFRICAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

February 21, 2017 February 21, 2020 6515989
Issue Date Expiration Date Vendor No.

Michelle Nickolas-Lenz

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