SUBJECT: COMMISSIONING OF J.R.T. CONSTRUCTION, CO., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM (SHELTERED MARKET - SMALL BUSINESS ENTERPRISE) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS (PHASE I) AT PALMETTO MIDDLE SCHOOL, LOCATED AT 7351 S.W. 128 STREET, PINECREST, FLORIDA 33156, PROJECT NUMBER 01529900

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:
In July 2017, a solicitation (Request for Qualifications RFQ 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:
Rank  Firm
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    Veltia 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 (MWBE) 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:

<table>
<thead>
<tr>
<th>SBE/MBE Sub-consultant and Sub-contracting Goals</th>
<th>Local Workforce Utilization Goal (Construction)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-construction</td>
<td>Construction</td>
</tr>
<tr>
<td>10%</td>
<td>20%</td>
</tr>
</tbody>
</table>

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).

J.R.T. Construction, Co. (JRT) was the third-ranked firm and therefore, negotiated for the third-valued GOB-funded Renovations (Phase I) project at Palmetto MS. The highest and second-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with JRT 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 12-acre site, comprised of 10 permanent buildings and associated covered walkways, built between 1961 and 2004 with a total of 136,079 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 covered walkways from drop-off to Building 08 and from drop-off along SW 128 Street to main entrance;
- Selective window replacement;
- Full renovation of Auditorium;
- Remodel shower area to storage at male and female lockers;
- Selective roof repairs;
- Selective replacement of exterior steel doors and remove all exterior lockers at exterior corridors;
- Repair/replacement of metal lockers at male and female locker rooms;
- Replacement of boiler with new hot water heater;
- Selective water cooler replacement;
- Renovation of group toilets, fixtures and finishes;
- Complete HVAC system wide replacement including Energy Management System and A/C components (AHUs) and exhaust fans (as required); and Selective interior/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 MWBE 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: JRT is M-DCPS certified as a SBE Tier 2 and Hispanic-American firm |
|-----------------------------|---------------------------------|------------------|------------------|
| SUB-CONSULTANTS FIRM NAME:  | ROLE/ RESPONSIBILITY             | MWBE CERTIFICATION CATEGORY | SBE/MBE CERTIFICATION CATEGORY | GOAL (%) COMMITMENT |
| Ambro, Inc.                 | Civil, Utilities, Structural     | African-American    | SBE Tier 1        | 5.0%               |
| Electrical Alliance         | Electrical                      | African-American    | SBE Tier 1        | 3.0%               |
| Richlin Plumbing, Inc.      | Plumbing                        | Woman               | MBE               | 3.0%               |
| Structured Cabling Solutions, Inc. dba SCS Technologies | CCTV, P.A. Systems | Asian-American | -                  | -                  |

**TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal 10%)** 11.0%

**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:** $2,605,822 (GOB-funded)

**Project Schedule:**
JRT has agreed to the following A/E's document submittal schedule (and the CMR draft document submitta 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. JRT has agreed to a lump sum fee for CMR Pre-construction Services of $25,300, which represents approximately .97% of the construction budget of $2,605,822. 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:

<table>
<thead>
<tr>
<th>PRE-CONSTRUCTION SERVICES</th>
<th>LUMP SUM FEE (PER TASK)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase I - Schematic Design (completed/accepted by M-DCPS)</td>
<td>$ 5,200</td>
</tr>
<tr>
<td>Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)</td>
<td>$ 6,300</td>
</tr>
<tr>
<td>Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)</td>
<td>$ 7,500</td>
</tr>
<tr>
<td>Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment</td>
<td>$ 6,300</td>
</tr>
<tr>
<td>TOTAL PRE-CONSTRUCTION FEE:</td>
<td>$25,300</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>SUPPORT SERVICES</th>
<th>LUMP SUM FEE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Programming/Scope Definition (during A/E’s Part 1 Services)</td>
<td>$ 6,500</td>
</tr>
</tbody>
</table>

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.

Page 5 of 7
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, Pro. Manager II, Capital Const.
Peter de la Horra, Pro. 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):

<table>
<thead>
<tr>
<th>Fund</th>
<th>Commitment Item</th>
<th>Funds Center</th>
<th>Program</th>
<th>Function</th>
<th>Funded Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>351000</td>
<td>566000</td>
<td>1670100</td>
<td>25140000</td>
<td>740000</td>
<td>01529900</td>
</tr>
</tbody>
</table>
Prior Commissions:
The Board has commissioned JRT for the following services within the last three years:

- **CMR SBE at Jack D. Gordon Elementary and Off-site PLCs**
  GOB-funded Renovations - Project No. 01433900
  Pre-construction Services Commissioned: September 9, 2015

- **CMR Miscellaneous Projects up to $1 million each for a 4-year term with extensions at the option of the Board:**
  Date of Commission: March 12, 2014

Principal:
The Principal/Owner designated to be directly responsible to the Board for J.R.T. Construction, Co., is Mr. Jeovanni Tarafa. The firm is located at 3050 N.W. 77 Court, Doral, Florida 33122.

RECOMMENDED:
That The School Board of Miami-Dade County, Florida, commission J.R.T. Construction, Co., as Construction Management at-Risk firm (Sheltered Market - Small Business Enterprise) for General Obligation Bond funded Renovations (Phase I) at Palmetto Middle School, located at 7351 S.W. 128 Street, Pinecrest, Florida 33156, Project Number 01529900, as follows:

1) Lump sum fee of $25,300 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-31)

GOB FUNDED RENOVATIONS (PHASE 1) AT PALMETTO MIDDLE SCHOOL - LEGAL AD # 167
(SHELTER MARKET SBE/MBE)

J.R.T. CONSTRUCTION, CO.
CONSTRUCTION MANAGEMENT AT-RISK

MIAMI-DADE COUNTY PUBLIC SCHOOLS

Small Business Enterprise (SBE) Certificate
THIS CERTIFIES THAT

JRT Construction, Co.

TIER 2

Pursuant to Miami-Dade County Public School Board Policy 6220.02

[Signature]

September 18, 2019
Issue Date

September 18, 2020
Expiration Date

[Signature]

Debra Williams, OEO Development Officer
Office of Economic Opportunity
1560 NE 3rd Avenue, Miami 33132
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS

Minority/Women Business Enterprise (M/WBE) Certificate
THIS CERTIFIES THAT

JRT Construction, Co.

IS OWNED AND CONTROLLED BY AN

HISPANIC AMERICAN

Pursuant to Miami-Dade County Public School Board Policy 6220.02

[Signature]

September 18, 2019
Issue Date

September 18, 2020
Expiration Date

[Signature]

Debra Williams, OEO Development Officer
Office of Economic Opportunity
1560 NE 3rd Avenue, Miami 33132
Miami, Florida 33132
ATTACHMENT “A”
SBE/MBE & M/WBE CERTIFICATES
(February 21, 2018 School Board Agenda Item F-31)

GOB FUNDED RENOVATIONS (PHASE 1) AT PALMETTO MIDDLE SCHOOL - LEGAL AD #157
(SHELTER MARKET SBE/MBE)

AMBRO, INC.
CIVIL, UTILITIES, STRUCTURAL

MIAMI-DADE COUNTY PUBLIC SCHOOLS

Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
Ambro, Inc.

IS OWNED AND CONTROLLED BY A(N)
TIER 1

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

July 5, 2017  July 5, 2020  6516833
Issue Date  Expiration Date  Vendor No.

Michelle Hicks-Lane
Office of Economic Opportunity
1460 NE 2nd Avenue, Suite 429
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS

Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
Ambro, Inc.

IS OWNED AND CONTROLLED BY A(N)
AFRICAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6220.02

July 6, 2017  July 6, 2020  6510833
Issue Date  Expiration Date  Vendor No.

Michelle Hicks-Lane
Office of Economic Opportunity
1460 NE 2nd Avenue, Suite 429
Miami, Florida 33132
ATTACHMENT "A"
SBE/MBE & M/WBE CERTIFICATES
(February 21, 2018 School Board Agenda Item F-31)

GOB FUNDED RENOVATIONS (PHASE 1) AT PALMETTO MICCLE SCHOOL - LEGAL AD # 157
(SHELTER MARKET SBE/MBE)

ELECTRICAL ALLIANCE
ELECTRICAL

MIAMI-DADE COUNTY PUBLIC SCHOOLS

Small Business Enterprise (SBE) Certificate
THIS CERTIFIES THAT

Electrical Alliance Corporation

TIER 1

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

May 24, 2018
Issue Date

May 24, 2018
Expiration Date

Reid Williams, OCO Development Officer
Office of Economic Opportunity
1400 NE 3rd Avenue, Suite 420
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS

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

Electrical Alliance Corporation

IS OWNED AND CONTROLLED BY AN

AFRICAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

May 14, 2018
Issue Date

May 14, 2018
Expiration Date

Reid Williams, OCO Development Officer
Office of Economic Opportunity
1200 NE 2nd Avenue, Suite 418
Miami, Florida 33132

Page 3 of 5
ATTACHMENT “A”
SBE/MBE & M/WBE CERTIFICATES
(February 21, 2018 School Board Agenda Item F-31)

GOB FUNDED RENOVATIONS (PHASE 1) AT PALMETTO MIDDLE SCHOOL - LEGAL AD # 157
(SHELTER MARKET SBE/MBE)

RICHLIN PLUMBING, INC.
PLUMBING

MIAMI-DADE COUNTY PUBLIC SCHOOLS

Micro Business Enterprise (MBE) Certificate
THIS CERTIFIES THAT

Richlin Plumbing, Inc.

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

June 25, 2018
Issue Date
June 25, 2023
Expiration Date

RX42855
Vendor No.

Rex Williams, OSD Development Officer
Office of Economic Opportunity
4150 NW 2nd Avenue, Suite 418
Miami, Florida 33127

MIAMI-DADE COUNTY PUBLIC SCHOOLS

Minority/Women Business Enterprise (M/WBE) Certificate
THIS CERTIFIES THAT

Richlin Plumbing, Inc.

IS OWNED AND CONTROLLED BY AN

WOMEN

Pursuant to Miami-Dade County Public School Board Policy 6132.02

June 25, 2018
Issue Date
June 25, 2019
Expiration Date

RX42856
Vendor No.

Brian Williams, OSD Development Officer
Office of Economic Opportunity
4150 NW 2nd Avenue, Suite 418
Miami, Florida 33127
ATTACHMENT “A”
SBE/MBE & M/WBE CERTIFICATES
(February 21, 2018 School Board Agenda Item F-31)

GOB FUNDED RENOVATIONS (PHASE 1) AT PALMETTO MIDDLE SCHOOL - LEGAL AD # 157
(SHELTER MARKET SBE/MBE)

STRUCTURAL CABLING SOLUTIONS, INC. DBA SCS TECHNOLOGIES
CCTV, P.A. SYSTEMS

MIAMI-DADE COUNTY PUBLIC SCHOOLS

Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
Structured Cabling Solutions, Inc DBA SCS Technologies

IS OWNED AND CONTROLLED BY AN
ASIAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 16, 2017  October 16, 2020  85087566
Issue Date  Expiration Date  Vendor No.

Michelle Fisher-Long
Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132