

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

SUBJECT: COMMISSION OF STATE CONTRACTING &
ENGINEERING CORP. AS CONSTRUCTION
MANAGEMENT AT-RISK FIRM FOR GENERAL
OBLIGATION BOND FUNDED RENOVATIONS AT
JOELLA C. GOOD ELEMENTARY SCHOOL, LOCATED
AT 6350 N.W. 188 TERRACE, MIAMI, FLORIDA 33015,
PROJECT NUMBER 01529000

COMMITTEE: FACILITIES AND CONSTRUCTION

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

Introduction:

In October 2017, a solicitation (Request for Qualifications [RFQ] #159) was published to competitively select a Construction Management at-Risk (CMR) firm for 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):

- Addition & Renovations at South Pointe Elementary School (ES)
1050 Fourth Street, Miami Beach, Florida 33139, Project No. 01530400
- Renovations at Homestead Middle School (MS)
650 N.W. 2 Avenue, Homestead, Florida 33030, Project No. 01528900
- Renovations at Joella C. Good ES
6350 N.W. 188 Terrace, Miami, Florida 33015, Project No. 01529000
- Renovations at Everglades K-8 Center (K-8)
8375 S.W. 16 Street, Miami, Florida 33155, Project No. 01424800

Thirteen (13) firms responded to the solicitation. One (1) firm was not evaluated due to an incomplete response and six (6) firms were shortlisted and invited to interview. On March 14, 2018, the firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	D. Stephenson Construction, Inc. ^(a)
2	Thornton Construction Company, Inc. ^(a)
3	State Contracting & Engineering Corp.

- 4 Link Construction Group, Inc. ^(a)
5 G.E.C. Associates, Inc. ^{(a)(b)}
6 BDI Construction Company ^(a)

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, sub-contracting goals, and a Local Workforce Utilization (LWFU) Goal (determined by the M-DCPS Goal Setting Committee), as follows:

SBE/MBE Sub-consultant and Sub-contracting Goals			LWFU Goal (Construction)
Pre-construction	Construction	Construction Management	
10%	25%	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 (South Pointe ES), the second-ranked firm for the second-valued project (Homestead MS), the third-ranked firm for the third-valued project (Joella C. Good ES), and the fourth-ranked firm for the fourth-valued project (Everglades K-8).

State Contracting & Engineering Corp. (SCEC), is the third-ranked firm and therefore, negotiated for the third-valued GOB-funded Renovations project at Joella C. Good ES. The highest, second and fourth-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with SCEC were successfully concluded and SCEC has agreed to provide the required CMR Programming and Pre-construction Services, as follows:

School Profile:

The school, on approximately 11 acres (part of North Region), is comprised of 14 permanent buildings and associated covered walkways, built between 1990 and 2004 with a total of 93,863 GSF. The school site also includes a service drive and yard, on-site staff parking, bus drop-off, and curb-side drop-off.

Preliminary Project Scope (GOB deficiencies to be addressed):

The preliminary scope of campus-wide miscellaneous renovations includes, but are not limited to:

- Replacement/repair of fire alarm system;
- New covered walkway;

- Re-sealing and re-stripping of parking lots and drives and new bollards (to protect gas meters);
- Replacement of HVAC components as required (including fan coils), to include Direct Digital Controls;
- Replacement of canopy lighting and surface mount lighting throughout campus;
- Renovation of toilet rooms at Buildings 04 thru 11;
- Provide security cameras at Buildings 01, 03, 07 and 08 (at bus drop-off area); and
- Selective interior/exterior painting.

Scope of Services:

The CMR is required to provide Pre-construction Services (during all phases of programming and design) including Guaranteed Maximum Price (GMP) proposal(s) and guaranteed completion date(s). If the GMP is awarded, the CMR must secure appropriate surety bonding pursuant to Florida Statute 255.05, and must hold construction sub-contracts. If the GMP(s) is not awarded, the Board may select another CMR under the original 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 each sub-consultant and verified the existence of a Memorandum of Understanding, outlining their role and responsibility, as follows:

SUB-CONSULTANTS FIRM NAME:	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
Ann Pope Consulting, Inc.	SBE/MBE Outreach Consultant	African-American	MBE	2%
Carty Architecture, L.L.C.	Plan Review Codes Consultant	Woman	MBE	3%
IMR Development Corp.	Scheduling Consultant	Service-Disabled Veteran	SBE Tier 1	2%
S&F Engineers, Inc.	Design Plan Review Consultant	Asian-American	SBE Tier 1	3%
TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal <u>10%</u>)				10%

Construction Budget: \$3,136,235 (GOB-funded)

Project Schedule:

SCEC has agreed to provide required deliverables in accordance with the A/E's document submittal schedule:

PART 1

- Preliminary Scope and Estimate Submittal July 27, 2018
- Draft Scope Definition Program and Master Plan Submittal September 7, 2018
- Final Scope Definition Program and Master Plan complete September 28, 2018

Note: It is anticipated that Issue Resolution by M-DCPS will be completed by August 17, 2018. The Final Scope Definition Program and Master Plan must be approved prior to moving forward with Part 2 negotiations.

PART 2 (milestones contingent on approval and signoffs for Part 1)

- Board Commission - Full A/E Services November 20, 2018
- Phase I - Schematic Design December 13, 2018
- Phase II/III Construction Documents 50% complete February 5, 2019
- Phase II/III Construction Documents 100% complete April 24, 2019

Construction milestones (contingent on approved documents)

- Board Award - Guaranteed Maximum Price (GMP) October 2019
- Construction - Substantial Completion by May 2021

Terms & Conditions:

1. SCEC has agreed to a lump sum fee for CMR Pre-construction Services of \$26,000 which represents approximately 0.83% of the Construction Budget of \$3,136,235. 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)	\$3,900
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$6,500
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$7,800
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$7,800
TOTAL PRE-CONSTRUCTION FEE:	\$26,000

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)	\$5,000

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 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.

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 Office of Economic Opportunity documenting compliance with the Mandatory SBE/MBE Utilization Goals for sub-consultants and sub-contractors. All compliance reporting shall be submitted through the M-DCPS on-line diversity compliance system.
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
Don Bailey, Senior Project Manager, Capital
Alberto Marin, Project Manager II, Capital
Bryan Castro, Supervisor II, Maintenance
Julio Navarrete, Staff Assistant
Anthony Pages, Warranty Coordinator
Michael Scott, Compliance Manager
Meriel Seymore, ABC Member

Representing

Superintendent of Schools
Office of School Facilities
Office of School Facilities
Maintenance Operations
Educational Facilities Code Compliance
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. Ed Ford, Professional Selection Analyst, of 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	1218100	20150000	740000	01529000

Prior Commissioning Actions:

The Board has commissioned/awarded SCEC for services within the last three years as follows:

- CMR at Kinloch Park MS
 GOB-funded Renovations, Project Number 01338900
 Preconstruction Services Commissioned: October 14, 2015
 GMP Award: March 9, 2016
- Miami Beach SHS
 GOB-funded Building 4 Replacement - Phase I, Project Number 01339400
 Commissioned: February 21, 2018

Principal:

The Principal/Owner designated to be directly responsible to the Board for SCEC is Paul Carty. The firm is located at 2655 Le Jeune Road, Suite 607, Coral Gables, Florida 33134.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission State Contracting & Engineering Corp. as Construction Management at-Risk firm for General Obligation Bond Funded Renovations at Joella C. Good Elementary School, located at 6350 N.W. 188 Terrace, Miami, Florida 33015, Project Number 01529000, as follows:

- 1) Lump sum fee of \$26,000 for CMR Pre-construction Services;
- 2) Project scope, support fee of \$5,000 during programming; and
- 3) All terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:EF:rg

ATTACHMENT "A"

SBE/MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-31)

GOB-FUNDED RENOVATIONS AT JOELLA C. GOOD ELEMENTARY SCHOOL
LEGAL AD # 159

ANN POPE CONSULTING, INC. SBE/MBE OUTREACH CONSULTANT



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT
Ann Pope Consulting, Inc.

OWNED AND CONTROLLED FIRM, PURSUANT TO

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 6, 2016 November 6, 2019 6518338
Issue Date Expiration Date Vendor No.

Michelle Pikes-Lenz

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



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
Ann Pope Consulting, Inc.

IS OWNED AND CONTROLLED BY A(N)
AFRICAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 6, 2016 November 6, 2019 6518338
Issue Date Expiration Date Vendor No.

Michelle Pikes-Lenz

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

ATTACHMENT "A"


SBE/MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-31)

GOB-FUNDED RENOVATIONS AT JOELLA C. GOOD ELEMENTARY SCHOOL
LEGAL AD # 159

CARTY ARCHITECTURE, L.L.C. PLAN REVIEW CODES CONSULTANT

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate
THIS CERTIFIES THAT

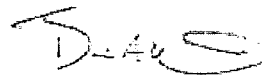
Carty Architecture

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


July 11, 2018
Issue Date

July 12, 2018
Expiration Date

6512896
Exemption No.


Brian Williams, CEO Development Officer
Office of Economic Opportunity
1450 W. 2nd Avenue, Suite 428
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



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

Carty Architecture

IS OWNED AND CONTROLLED BY AN

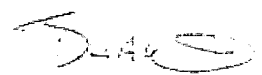
WOMEN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6200.02

July 12, 2018
Issue Date

July 12, 2018
Expiration Date

6512896
Exemption No.


Brian Williams, CEO Development Officer
Office of Economic Opportunity
1450 W. 2nd Avenue, Suite 428
Miami, Florida 33132


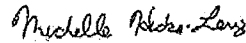
ATTACHMENT "A"


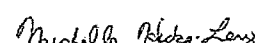
SBE/MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-31)

GOB-FUNDED RENOVATIONS AT JOELLA C. GOOD ELEMENTARY SCHOOL
LEGAL AD # 159

IMR DEVELOPMENT CORP. SCHEDULING 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 Issue Date	August 20, 2019 Expiration Date	6514492 Vendor No.
 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 Issue Date	August 20, 2019 Expiration Date	6514492 Vendor No.
 Office of Economic Opportunity 1450 NE 2nd Avenue, Suite 428 Miami, Florida 33132		

ATTACHMENT "A"


SBE/MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-31)

GOB-FUNDED RENOVATIONS AT JOELLA C. GOOD ELEMENTARY SCHOOL
LEGAL AD # 159

S&F ENGINEERS, INC. DESIGN PLAN REVIEW 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 26, 2016
Issue Date

April 26, 2019
Expiration Date

6520702
Vendor No.

Brian Williams, OED Development Officer
Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 418
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 26, 2016
Issue Date

April 26, 2019
Expiration Date

6520702
Vendor No.

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