

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

**SUBJECT: COMMISSION OF JCI INTERNATIONAL, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS (PHASE II) PROJECT AT NORLAND MIDDLE SCHOOL, PROJECT NUMBER 01509500**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

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

Introduction:

In July 2018, a solicitation, Request for Qualifications (RFQ) #169, was published to competitively select Construction Management at-Risk (CMR) firms for General Obligation Bond (GOB) funded projects under the "Procedures for the Selection of Construction Management (CM), CM at-Risk and Program Management Services" (updated November 15, 2017):

- Renovations (Phase II) at Norland Middle School (MS)  
1235 N.W. 192 Terrace, Miami Gardens, Florida 33169, Project No. 01509500
- Renovations at Ernest R. Graham K-8 Academy (K-8)  
7330 West 32 Avenue, Hialeah, Florida 33018, Project No. 01528500

Eight (8) firms responded to the solicitation. Two (2) firms were not evaluated due to incomplete RFQ responses and six (6) firms were shortlisted and invited to interview. On September 14, 2018, the shortlisted firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	JCI International, Inc. <sup>(a)(b)</sup>
2	BDI Construction Company <sup>(a)</sup>
3	Veitia Padron Incorporated <sup>(a)</sup>
4	State Contracting & Engineering Corporation
5	Asset Builders, LLC d/b/a Messam Construction <sup>(a)(b)</sup>
6	Link Construction Group, Inc. <sup>(a)</sup>

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:

<b>SBE/MBE Sub-consultant and Sub-contracting Goals</b>			<b>LWFU Goal (Construction)</b>
<b>Pre-construction</b>	<b>Construction</b>	<b>Construction Management</b>	
10%	25%	15%	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 (Norland MS), and the second-ranked firm for the second-valued project (Ernest R. Graham K-8).

JCI International, Inc. (JCI), was the highest-ranked firm and therefore, negotiated for the highest-valued GOB-funded Renovations (Phase II) project at Norland Middle School. The second-ranked firm successfully negotiated their respective project and is also being presented to the Board under a separate agenda item.

Negotiations with JCI were successfully concluded and JCI has agreed to provide the required CMR Programming and Pre-construction Services, as follows:

School Profile

The school is located at 1235 N.W. 192 Terrace, Miami Gardens, Florida 33169, on approximately 13 acres and is part of the North Region. The campus is comprised of 10 permanent buildings built between 1959 and 2005 with a total of approximately 144,600 GSF and associated covered walkways. The school campus also includes portables, a service drive and yard, on-site staff parking and curb-side drop-off.

Project Scope (programming completed under Phase I)

Phase II of campus-wide project scope renovations includes, but is not limited to:

- Replacement of domestic water piping, including water service from municipal system for entire school;
- New covered walkway between Buildings 09 & 10;
- Removal of all corrugated building fascia and restoration of finishes at Buildings 01, 03 & 04;
- Replacement of ceilings, storefronts and windows, and new exterior doors at ground floor classrooms in Buildings 03 through 05 (including flooring replacement in Music Suite at Building 05);

- Refinishing of 1<sup>st</sup> floor corridor wood partitions and interior doors in Buildings 03 through 05;
- Removal of all lockers in Building 04 including restoration of all finishes (as required);
- New 1-hour rated assembly at 2<sup>nd</sup> floor corridor (both sides) in Building 04, including the replacement of interior wood doors with 1-hour rated hollow metal doors and frames (including all hardware);
- Repair of partition finishes in Building 06;
- Renovation of auditorium including reroofing, replacement of house light fixtures, stage lighting with control system, sound system (including replacement of built-in control table), 200 amp electrical panel and associated wiring, display cases and seating (using high school specifications for the new seats);
- Replacement of HVAC system including direct digital controls in Buildings 03 & 04;
- New direct digital controls in Buildings 02, 05 & 06;
- Replacement of two package roof-top units in Building 05;
- Replacement of fan coil unit with a direct expansion unit ventilator in Building 05;
- Replacement of cooling tower in Building 06;
- Renovation of group toilets including finishes, fixtures & infrastructure in Buildings 01, 03, 04 & 05 (excluding showers);
- Replacement of electric water coolers and classroom laboratory fixtures in Buildings 03 & 04;
- Replacement of custodial sinks in Buildings 01 & 03;
- Replacement of exterior soffit and electrical disconnect at Building 07;
- Replacement of 320 interior light fixtures, 4 electrical distribution panels (550 amps total), 400 amp electrical panelboard, 160 emergency lights with battery pack, and associated wiring in Buildings 04;
- Replacement of 80 interior light fixtures, 40 emergency lights, 400 amp distribution panel, 800 amp panelboard, and associated wiring at Building 05;
- Replacement of electrical disconnect in Building 06;
- Upgrade of public address and security alarm systems;
- Replacement of fire alarm system; and
- Selective exterior/interior painting of Buildings 02 through 10.

Scope of Services:

The CMR is required to provide Pre-construction Services (during all phases of 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 the prime firm and each sub-consultant and verified the existence of a Memorandum of Understanding, outlining their role and responsibility, as follows:

LIST OF M-DCPS OEO CERTIFICATIONS				
PRIME FIRM: JCI is certified as a HA and SBE Tier 2 (certificates expire on 9-11-2019)				
SUB-CONSULTANTS FIRM NAME	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE (*) CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE GOAL (%) COMMITMENT
J.P. Moran, Inc.	Electrical Consultant	W 5-29-2020	MBE 5-29-2020	3%
A + S Architects Planners, P.A.	Architect Consultant	AA 10-5-2019	MBE 10-5-2019	2%
IMR Development Corp.	Civil Consultant	SDV 8-20-2019	SBE - T1 8-20-2019	2%
S & F Engineers, Inc.	Structural	AS 4-28-2019	SBE - T1 4-28-2019	3%
TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal <u>10%</u> )				10%

M/WBE Category Codes:

AA = African-American  
 AS = Asian-American  
 HA = Hispanic-American  
 W = Women  
 SDV = Service-Disabled Veteran

SBE/MBE (\*) Category Codes:

SBE T1 = Small Business Enterprise Tier 1  
 MBE = Micro Business Enterprise

(\*) SBE/MBE certification is based on OEO's review of each firm's Annual Eligibility Affidavit to determine compliance with eligibility criteria of the respective certification requirements.

Construction Budget: \$5,389,405 (GOB-funded)

Project Schedule:

JCI has agreed to the following A/E's document submittal schedule for PART 2 - Design Basic Services for the project (PART 1 Services have been provided under the Phase I project), including all required consultants, as follows:

**PART 2**

**Board Commission - Full A/E Services**

- Phase I - Schematic Design
- Phase II/III Construction Documents 50% complete
- Phase II/III Construction Documents 100% complete

November 20, 2018  
 December 10, 2018  
 February 4, 2019  
 April 11, 2019

**Construction milestones (contingent on approved documents)**

- Board Award - Guaranteed Maximum Price (GMP)
- Construction - Substantial Completion by

October 2019  
 February 2021

Terms & Conditions:

1. JCI has agreed to a lump sum fee for CMR Pre-construction Services of \$47,500 which represents approximately 0.88% of the Construction Budget of \$5,389,405. 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:

<b>PRE-CONSTRUCTION SERVICES</b>	<b>LUMP SUM FEE (PER TASK)</b>
Phase I - Schematic Design (completed/accepted by M-DCPS)	\$9,500
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$14,250
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/ Building Official)	\$14,250
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$9,500
<b>TOTAL PRE-CONSTRUCTION FEE:</b>	<b>\$47,500</b>

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

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 of Record, 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 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 State Requirements for Educational Facilities, the Florida Building Code, National Fire Protection Association, the Florida Fire Prevention Code (life safety), barrier-free design guidelines, Florida Statutes, District Standards and District Policies.
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 report monthly on SBE/MBE Utilization to the Office of Economic Opportunity. All compliance reporting shall be submitted through the M-DCPS Online 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

Meriel Seymore, ABC Member  
Thomas Spaulding, ABC Member  
James Dillard, Administrative Director  
Jeanette Garcia, Director  
Michael Wertz, Supervisor II, Maintenance  
Don Bailey, Senior Project Manager, Capital  
Israel Rodriguez-Soto, Project Manager II, Capital  
Julio Navarrete, Staff Assistant  
Dennis Arechavala, Planner, Advanced Planning

Representing

Superintendent of Schools  
Community Representative  
Schools Operations  
Office of Economic Opportunity  
Facilities Operations, Maintenance  
Office of School Facilities  
Office of School Facilities  
Educational Facilities Code Compliance  
Alternate (At-Large)

Representatives from the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Luis F. Rodriguez, 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	563000	1657100	25020000	740000	01509500
351000	568000	1657100	25020000	740000	01509500

Prior Commissioning Actions:

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

- CMR at Lenora Braynon Smith ES  
 GOB-funded Renovations, Project Number 01529200  
 Pre-construction Services Commissioned: October 11, 2017
- CMR at Arvida MS  
 GOB-funded Renovations, Project Number 01527700  
 Pre-construction Services Commissioned: January 17, 2018
- CMR Miscellaneous Agreement for Projects up to \$2 M (Sheltered Market - SBE/MBE)  
 Four (4) years - from August 15, 2018 to August 15, 2022
- JOC/16 SBE2 (Sheltered Market - SBE)  
 Contract # JOC16SB-A3 up to \$200,000  
 Date of Commission: June 22, 2016

Performance Evaluation:

M-DCPS' CMR Performance Evaluation for JCI is 3.35 (most recent average scores for projects currently underway or completed within the last three years, based on a scale of 1-5, low to high, for second quarter of 2018).

Principal:

The Principal/Owner designated to be directly responsible to the Board for JCI is Julio E. 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 the Construction Management at-Risk firm for General Obligation Bond funded Renovations (Phase II) project at Norland Middle School, located at 1235 N.W. 192 Terrace, Miami Gardens, Florida 33169, Project No. 01509500, as follows:

- 1) Lump sum fee of \$47,500 for CMR Pre-construction Services; and
- 2) All terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:LFR:lfr