

Office of School Facilities  
Raul F. Perez, Chief Facilities Design & Construction Officer

**SUBJECT: COMMISSION OF SUFFOLK CONSTRUCTION COMPANY, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR NEW SCHOOL FACILITY (GRADES 6-8) AND WORKFORCE HOUSING (BRICKELL AREA), PROJECT NUMBER 01777200**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

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

Introduction:

In July 2020, Request for Qualifications (RFQ) 183, was published to competitively select a Construction Management at-Risk (CMR) firm for New School Facility (Grades 6-8) and Workforce Housing (Brickell Area), located at the northwest corner of the intersection of SW 10 Street and 3 Avenue, Miami, Florida 33130, Project Number 01777200.

Five (5) firms responded to the solicitation. One (1) firm was not evaluated due to an incomplete RFQ response. Four (4) firms were evaluated, short-listed and invited to interview. On September 22, 2020, the selected firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Suffolk Construction Company, Inc., (Suffolk)
2	James B. Pirtle Construction Company, Inc., dba Pirtle Construction Company
3	Thornton Construction Company, Inc., <sup>(a)</sup>
4	KAST / LEGO A Joint Venture, LLC

Note:

(a) Prime firm holds a current M-DCPS Minority/Women Business Enterprise (M/WBE) Certificate.

This solicitation includes mandatory SBE/MBE and M/WBE sub-consultant and sub-contracting goals (as determined by the M-DCPS Goal Setting Committee), as follows:

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<b>Pre-construction Services</b>		<b>Construction, Construction Management and Local Workforce Utilization Goals (Construction)</b>
<b>MANDATORY sub-consultant and sub-contracting goals</b>		
<b>SBE/MBE</b>	<b>M/WBE</b>	<b>To be determined at a subsequent Goal Setting Committee review</b>
<b>10%</b>	<b>10.80%</b>	

Selection:

Zyscovich Inc., was commissioned as the Architect/Engineer of Record (A/E) and has submitted Phase II/III 100% Construction Documents for review.

District decided on the CM at-Risk delivery method as the best option to be in compliance with other regulatory agencies, including but not limited to, Miami Dade County requirements for design and construction of affordable and/or workforce housing units, U.S. Department of Housing & Urban Development (HUD), Uniform Federal Accessibility Standard (UFAS). However, the Board does reserve the right to utilize an alternate delivery method, if deemed to be in the best interest of the Board. Project construction shall comply with the Davis-Bacon Act.

Suffolk was the highest-ranked firm and in accordance with the “Procedures for the Selection of Construction Management (CM), CM at-Risk and Program Management Services” (updated August 14, 2019), was selected to negotiate for this project. Negotiations with Suffolk were successfully concluded, and the firm has agreed to provide the required CMR Pre-construction Services.

School Profile:

This project will be a mixed-use facility comprised of a seven-story middle school (grades 6-8), approximately 88,000 gross square feet including selective parking spaces; the facility will also contain ten (10) Workforce Housing units and separate entrances/exits. The new facility will be located in M-DCPS’ Central Region, on the northeast corner of the intersection of SW 10 Street and 3 Avenue, on a 0.344-acre, vacant site.

Preliminary Project Scope (project deficiencies to be addressed)

The scope of work includes, but is not limited to:

- New seven-story building to accommodate up to 610 student stations and which may include off-street parking;
- Secondary School Facilities List includes General Purpose Classrooms (English, Mathematics and Social Studies), Science Demo Classrooms, ESE Classroom, Health Education, Skills Development Lab, Art, Music, Physical Education, Media Center, Administration, Reception Area, Clinic, Conference Room, Food Service, Textbook Storage, Student and Staff Restrooms and Custodial areas;
- All related ancillary support and Mechanical/Electrical equipment spaces for each area; Roof-level Play Area, PE equipment space(s), and hard courts; Ground-level service drive(s) and on-site parent drop-off/pickup(s); all required on-site and off-site improvements; and Building operations located in back of house on ground floor;

- Two levels of 10 Workforce Housing units independently operated and separate from school functions with independent entrance/exits, safety-to-life systems and utilities (including mechanical and electrical systems, water, sewer and communication services); and
- Roof-level penthouse for HVAC System Chillers.

**Scope of Services:**

The CMR is required to provide Pre-construction Services during Phases II/III 100% and IV 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 site.

**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 Memoranda of Understanding, outlining their roles and responsibilities, as follows:

<b>LIST OF M-DCPS OEO CERTIFICATIONS</b>					
<b>PRIME FIRM:</b> Suffolk is not M-DCPS certified as SBE/MBE or M/WBE					
<b>SUB-CONSULTANTS FIRM NAME</b>	<b>ROLE/ RESPONSIBILITY</b>	<b>M/WBE CERTIFICATION CATEGORY &amp; EXPIRATION DATE</b>	<b>M/WBE GOAL (%) COMMITMENT</b>	<b>SBE/MBE CERTIFICATION CATEGORY &amp; EXPIRATION DATE</b>	<b>SBE/MBE GOAL (%) COMMITMENT</b>
Asset Builders, LLC, dba Messam Construction	Community Outreach and Preconstruction Services	African-American 6-6-2022	9.3%	SBE - Tier 1 6-6-2022	-
C. L. Elias Construction, Inc.	Preconstruction Services, Take-offs and Scope Review	Women 4-15-2023	-	SBE - Tier 1 4-15-2023	8%
Richlin Plumbing, Inc.	Plumbing Design Review and Take-offs	Asian-American 5-4-2022	-	MBE - Tier 2 5-4-2022	2%
O. R. Painting, Inc.	Painting Estimate and Scope Review	Native-American 10-5-2023	1.5%	MBE - Tier 2 10-5-2023	-
<b>TOTAL SUB-CONSULTANTS PARTICIPATION PER CATEGORY</b>		<b>M/WBE: 10.8%</b>		<b>SBE/MBE: 10%</b>	



- 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; 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 State Requirements for Educational Facilities, the Florida Building Code, National Fire Protection Association, Florida Fire Prevention Code (life safety), barrier-free design guidelines, Florida Statutes, and M-DCPS District Standards, including LEED for Building Design and Construction rating system as it relates to K-12 facilities and District policies, Miami Dade County requirements for design and construction of affordable and/or workforce housing units, U.S. Department of Housing & Urban Development (HUD), Uniform Federal Accessibility Standard (UFAS) and shall comply with the Davis-Bacon Act.
  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 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 Practice Policy with a maximum deductible of \$50,000, Workers' Compensation/Employers' Liability Insurance, Commercial General Liability Insurance and Automobile 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 report monthly on SBE/MBE and M/WBE Utilization to OEO. 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,  
 - Attendance Boundary Committee Member  
 Marilyn Capon, Senior Project Manager

Representing

Superintendent of Schools  
 Office of School Facilities

Committee Members

Ben Weinstein, Architect  
Louis Robinson, Administrative Director  
Julio Navarrete, Staff Assistant  
David Schleiden, Instructional Supervisor  
Jeannette Garcia, Director  
Thomas Spaulding  
- Attendance Boundary Committee Member

Representing

Office of School Facilities  
Facilities Operations, Maintenance  
Educational Facility Code Compliance  
School Operations  
Office of Economic Opportunity  
Community Representative

Representatives from the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Carlton Crawl, Professional Selection Analyst, of A/E Selection & Negotiations, acted as Facilitator (non-voting) for the interviews and served as Chief Negotiator during negotiations.

Project Funding:

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
301000	563000	1532100	28580000	740000	01777200
370000	563000	1532100	28580000	740000	01777200
371000	563000	1532100	28580000	740000	01777200

Prior Commissions:

The Board has not commissioned Suffolk for any services within the last three years.

Performance Evaluation:

M-DCPS' does not have a CMR Performance Evaluation for Suffolk.

Principal:

The Principal/Owner designated to be directly responsible to the Board for Suffolk Construction Company, Inc., is Mr. Alexis Leal. The firm is located at One Biscayne Tower, Suite 2700, 2 South Biscayne Boulevard, Miami, Florida 33131.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission Suffolk Construction Company, Inc., as the Construction Management at-Risk firm, for New School Facility (Grades 6-8) and Workforce Housing (Brickell Area), located at the northeast corner of the intersection of SW 10 Street and 3 Avenue, Miami, Florida 33130, Project Number 01777200, as follows:

- 1) Lump sum fee of \$63,000 for CMR 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