

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

**SUBJECT: COMMISSIONING OF LINK CONSTRUCTION GROUP, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS PROJECT AT EVERGLADES K-8 CENTER, PROJECT NUMBER 01424800**

**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 2<sup>nd</sup> Revision dated 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 Elementary School (ES)  
6350 N.W. 188 Terrace, Hialeah, 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. <sup>(a)</sup>
2	Thornton Construction Company, Inc. <sup>(a)</sup>
3	State Contracting & Engineering Corp.
4	Link Construction Group, Inc. <sup>(a)</sup>
5	GEC Associates, Inc. <sup>(a) (b)</sup>

**F-29**

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% (Countywide)

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).

Link Construction Group, Inc. (Link), is the fourth-ranked firm and therefore, negotiated for the fourth-valued GOB-funded Renovations project at Everglades K-8 Center. The highest, second and third-ranked firms successfully negotiated their respective projects and have been commissioned by the Board. Negotiations with Link were successfully concluded and Link has agreed to provide the required CMR Programming and Pre-construction Services, as follows:

School Profile

The School is located at 8375 S.W. 16 Street Miami, FL 33155, on an approximate 11-acre parcel of land, and is part of the Central Region. The campus is comprised of 16 permanent one-story buildings, one two-story building and associated covered walkways. Buildings 01 thru 03, 06 thru 08, 10 and 12 were built in 1957 (with addition of building 04 in 1961), building 11 in 1962, building 05 in 1967, building 09 in 1970, building 13 in 1973, buildings 14 thru 16 in 1996 and building 17 (2-story) in 1998 for a total of 97,438 GSF. The school site also includes a service drive and yard, on-site staff parking and on-site bus drop-off.

Preliminary Project Scope (GOB deficiencies to be addressed)

The preliminary scope of campuswide miscellaneous renovations includes, but is not limited to:

- New Parent Drop-Off, related covered walkways and additional parking as required;
- New covered walkway to Building 09 and PE Shelter;
- Recoating and restriping elementary school basketball courts and replacement of backboards and baskets including new gooseneck type posts;
- Upgrade/repair of fire alarm system;
- Selective replacement of windows;
- Replacement of HVAC components as required to include Direct Digital Controls;
- Complete Kitchen HVAC installation (currently not air conditioned);
- Selective replacement of classroom lavatory fixtures, drywall and tile (as required);
- Renovation of group and individual toilet rooms including exhaust fans (as required);
- Repair of miscellaneous plumbing and sewer components;
- Repair of miscellaneous electrical components;
- Upgrade/repair of security and PA systems; 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:

PRIME FIRM: Link is certified by M-DCPS as a Hispanic-American firm  SUB-CONSULTANTS FIRM NAME:	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
Absolute Civil Engineering Solutions, LLC	Geotechnical Engineering Consultant	Woman	SBE-Tier 2	2.5%
Dudly's Professional Services, LLC	Constructability Review Consultant	African-American	MBE	2.5%
Green Energy Products, LLC	Green & Sustainable Energy Material Consultant	Service-disabled Veteran	MBE	2.5%
TWR Engineers, Inc.	MEP Engineering Consultant	Asian-American	SBE-Tier 1	5.0%
<b>TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal <u>10%</u>)</b>				<b>12.5%</b>

Construction Budget: \$2,967,407 (GOB-funded)

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

Project Schedule:

Link has agreed to the following A/E's document submittal schedule for PART 1 Services - Program/Master Plan for the project, including all required consultants, as follows:

PART 1

- Preliminary Scope and Estimate Submittal August 31, 2018
- Draft Scope Definition Program and Master Plan Submittal October 12, 2018
- Final Scope Definition Program and Master Plan complete November 2, 2018

Note: It is anticipated that Issue Resolution by M-DCPS will be completed by September 21, 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 December 19, 2018
- Phase I - Schematic Design January 11, 2019
- Phase II/III Construction Documents 50% complete March 5, 2019
- Phase II/III Construction Documents 100% complete May 22, 2019

Construction milestones (contingent on approved documents)

- Board Award - Guaranteed Maximum Price (GMP) November 2019
- Construction - Substantial Completion by June 2021

Terms & Conditions:

1. Link has agreed to a lump sum fee for CMR Pre-construction Services of \$26,000 which represents approximately 0.88% of the Construction Budget of \$2,967,407. 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)	\$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
<b>TOTAL PRE-CONSTRUCTION FEE:</b>	<b>\$26,000</b>

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

<b>SUPPORT SERVICES</b>	<b>LUMP SUM FEE</b>
Programming/Scope Definition (during A/E's Part 1 Services)	<b>\$4,500</b>

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;
  - 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  
 Albert 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	1172100	19770000	740000	01424800

Prior Commissioning Actions:

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

- CMR at Jesse J. McCrary, Jr. ES  
 GOB-funded Renovations, Project Number 01434000  
 Preconstruction Services Commissioned: July 15, 2015  
 GMP Award: September 7, 2016
  
- CMR at Springview ES  
 GOB-funded Renovations, Project Number 01435400  
 Preconstruction Services Commissioned: October 14, 2015  
 GMP Award: November 23, 2016
  
- CMR at Hialeah-Miami Lakes SHS  
 GOB-funded Renovations, Project Number 01326600  
 Preconstruction Services Commissioned: March 9, 2016  
 GMP Award: September 6, 2017
  
- CMR at Meadowlane ES  
 GOB-funded Renovations & P.E. Shelter Replacement, Project Number 01434800  
 Preconstruction Services Commissioned: July 13, 2016  
 GMP Award: August 9, 2017
  
- CMR at Miami Lakes MS  
 GOB-funded Renovations, Project Number 01529300  
 Preconstruction Services Commissioned: January 17, 2018
  
- Cutler Bay MS  
 GOB-funded, Addition, Renovations & Repairs, Project Number 01339200  
 Commissioned: May 24, 2017
  
- SS M-1 (Located at S.W. 167 Avenue & 95 Street, Miami, Florida 33196)  
 GOB-funded, New K-8, Project Number 01534700  
 Commissioned: July 12, 2017
  
- Ruth K. Broad / Bay Harbor K-8  
 GOB-funded Addition & Renovations, Project Number 01439400  
 Commissioned: March 21, 2018
  
- Extension of CMR Miscellaneous Agreement for Projects up to \$2 M  
 Two (2) years - from January 17, 2016 to January 17, 2018.

Performance Evaluation:

M-DCPS' CMR Performance Evaluation for Link is 3.28 (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 first quarter of 2018).

Principal:

The Principal/Owner designated to be directly responsible to the Board for Link is Guillermo Fernandez. The firm is located at 5350 N.W. 77 Court, Doral, Florida 33166.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission Link Construction Group, Inc., as the Construction Management at-Risk firm for General Obligation Bond Funded Renovations project at Everglades K-8 Center, located at 8375 S.W. 16 Street, Miami, Florida 33155, Project Number 0142800, as follows:

- 1) Lump sum fee of \$26,000 for CMR Pre-construction Services;
- 2) Project scope, support fee of \$4,500 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

(June 20, 2018 School Board Agenda Item F-29)

GOB-FUNDED RENOVATIONS AT EVERGLADES K-8 CENTER  
LEGAL AD 159

### LINK CONSTRUCTION GROUP, INC. CMR FIRM

#### MIAMI-DADE COUNTY PUBLIC SCHOOLS



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

Link Construction Group, Inc.

IS OWNED AND CONTROLLED BY AN

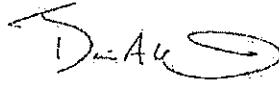
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

May 5, 2016  
Issue Date

May 5, 2019  
Expiration Date

6514680  
Vendor No.

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

# ATTACHMENT "A"

## SBE, MBE & M/WBE CERTIFICATES

(June 20, 2018 School Board Agenda Item F-29)

GOB-FUNDED RENOVATIONS AT EVERGLADES K-8 CENTER  
LEGAL AD 159

### DUDLY'S PROFESSIONAL SERVICES, L.L.C. PRE-CONSTRUCTION CONSTRUCTABILITY REVIEW

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT

**Dudly's Professional Services, LLC**

OWNED AND CONTROLLED FIRM, PURSUANT TO

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

July 10, 2017	July 10, 2020	6519136
Issue Date	Expiration Date	Vendor No.

*Michelle Peters-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

**Dudly's Professional Services, LLC**

IS OWNED AND CONTROLLED BY A(N)  
**AFRICAN AMERICAN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

July 10, 2017	July 10, 2020	6519136
Issue Date	Expiration Date	Vendor No.

*Michelle Peters-Lenz*

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

# ATTACHMENT "A"


## SBE, MBE & M/WBE CERTIFICATES

(June 20, 2018 School Board Agenda Item F-29)

GOB-FUNDED RENOVATIONS AT EVERGLADES K-8 CENTER  
LEGAL AD 159

### GREEN-ENERGY-PRODUCTS.COM, LLC PRE-CONSTRUCTION GREEN & SUSTAINABLE ENERGY MATERIAL REVIEW

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT  
**Green-Energy-Products.com, LLC**


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

May 19, 2017 Issue Date	May 19, 2020 Expiration Date	6517235 Vendor No.
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*Michelle Pedro-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  
**Green-Energy-Products.com, LLC**

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IS OWNED AND CONTROLLED BY A(N)  
**SERVICE DISABLED VETERAN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

May 19, 2017 Issue Date	May 19, 2020 Expiration Date	6517235 Vendor No.
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*Michelle Pedro-Lenz*  
Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

# ATTACHMENT "A"


## SBE, MBE & M/WBE CERTIFICATES

(June 20, 2018 School Board Agenda Item F-29)

GOB-FUNDED RENOVATIONS AT EVERGLADES K-8 CENTER  
LEGAL AD 159

### TWR ENGINEERS, INC. PRE-CONSTRUCTION MEP ENGINEERING CONSULTATION SERVICES

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT  
**TWR Engineers, Inc.**

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IS OWNED AND CONTROLLED BY A(N)  
**TIER 1**

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PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 8, 2018    November 8, 2019    6503354  
Issue Date        Expiration Date    Vendor No.

*Michelle Ricker-Lantz*

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  
**TWR Engineers, Inc.**

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IS OWNED AND CONTROLLED BY A(N)  
**ASIAN AMERICAN**

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PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 8, 2018    November 8, 2019    6603354  
Issue Date        Expiration Date    Vendor No.

*Michelle Ricker-Lantz*

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

**ATTACHMENT "A"**  
**SBE, MBE & M/WBE CERTIFICATES**

(June 20, 2018 School Board Agenda Item F-29)

**GOB-FUNDED RENOVATIONS AT EVERGLADES K-8 CENTER**  
**LEGAL AD 159**

**ABSOLUTE CIVIL ENGINEERING SOLUTIONS, L.L.C.**  
**PRE-CONSTRUCTION GEOTECHNICAL ENGINEERING**  
**CONSULTATION SERVICES**

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



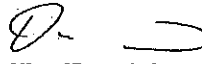
Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT  
**Absolute Civil Engineering Solutions, LLC**

IS OWNED AND CONTROLLED BY A(N)  
**TIER 2**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

June 1, 2018    June 1, 2021    6515253  
Issue Date    Expiration Date    Vendor No.

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

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



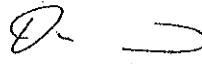
Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT  
**Absolute Civil Engineering Solutions, LLC**

IS OWNED AND CONTROLLED BY A(N)  
**WOMEN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

June 1, 2018    June 1, 2021    6515253  
Issue Date    Expiration Date    Vendor No.

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

