

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

SUBJECT: COMMISSIONING OF MAC CONSTRUCTION, INC.; JCI INTERNATIONAL, INC.; UNITECH BUILDERS CORP.; CARIVON CONSTRUCTION COMPANY; LUNACON ENGINEERING GROUP, CORP.; PIONEER CONSTRUCTION MANAGEMENT SERVICES, INC.; LEE CONSTRUCTION GROUP, INC.; STONEHENGE CONSTRUCTION, INC. AND LEGO CONSTRUCTION CO. AS SHELTERED MARKET CONSTRUCTION MANAGEMENT AT-RISK FIRMS FOR MISCELLANEOUS PROJECTS UP TO \$1 MILLION EACH, CATEGORY A. SMALL BUSINESS ENTERPRISES, FOR A FOUR YEAR TERM

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Introduction:

The District has made a strong commitment to engage the local business community in the implementation of General Obligation Bond (GOB) projects. To that end, supporting Board policy and procedures have been adopted to further that goal, including the establishment of Small Business Enterprise (SBE) and Micro Business Enterprise (MBE) Sheltered Market opportunities. Projects in Year 2 of the GOB program with construction values of \$1M or less were reserved for these Sheltered Markets both at the design professional and contracting levels. Upon commissioning of SBE and MBE firms by the Board, projects can be immediately assigned, again in keeping with the District's action plan and promises made to the community.

Staff has now completed the selection process for one or more Sheltered Market Construction Management at-Risk (CMR) firms to provide CMR continuing contract services for miscellaneous projects in which the construction budget does not exceed \$1M for Small Business Enterprises (SBE). The entire process, from issuance of a Request for Qualifications (RFQ) to the present Agenda item, recommending commissioning of several SBE firms, was extremely successful and has created meaningful business opportunities for local contractors falling in this Sheltered Market category.

The RFQ, which was issued based on Board-approved updated “*Procedures for the Selection of Construction Management (CM), CM at-Risk and Program Management Services*” with unique conditions for Sheltered Markets yielded a total of twenty-two (22) responses. Eleven (11) firms were evaluated for Category a. SBE and nine (9) firms were evaluated for Category b. MBE. Two (2) firms were not evaluated due to incomplete RFQ responses. Based on the established evaluation criteria, all nine (9) firms were short-listed for CMR Category a. SBE services and invited to interview. MBE firms were evaluated, short-listed and selected separately. It is anticipated that commissioning recommendations for CMR - MBEs will be presented to the Board at its next meeting.

On February 10, 2014, the nine (9) **SBE** firms were interviewed and ranked as follows:

<u>Final Ranking</u>	<u>Firm</u>
1	MAC Construction, Inc.
2	JCI International, Inc.
3	Unitech Builders Corp.
4	Carivon Construction Company
5	Lunacon Engineering Group, Corp.
6	Pioneer Construction Management Services, Inc.
7	Lee Construction Group, Inc.
8	Stonehenge Construction, Inc.
9	Lego Construction Co.

Based on the Selection Committee's scores, all nine (9) firms were selected for negotiations. Staff initiated negotiations based on the order of final ranking and has successfully concluded negotiations with all selected SBE firms. All nine (9) firms are recommended for commissioning.

All firms hold a valid M-DCPS SBE (or SBE/MBE) Certificate as required in the RFQ and all firms also hold a valid M-DCPS M/WBE Certificate. None of the selected firms have been commissioned as a CMR firm, by the Board, within the last three (3) years.

The Selection Committee was comprised of the following individuals:

<u>Committee Member:</u>	<u>Representing:</u>
Oliver Gross, President New Urban Development (Affiliate of the Urban League of Greater Miami)	Office of the Superintendent
Armando Ubals, Exec. Director, Central Region M-DCPS Capital Improvement Projects	Office of School Facilities
Don Bailey, Project Manager Parsons Brinkerhoff	Office of School Facilities
Glen White, Program Manager Parsons Brinkerhoff	Office of School Facilities - Maintenance

Committee Member (cont.):

Harry Munoz, Building Official
Educational Facilities Code Compliance
David Schleiden, Instructional Supervisor
M-DCPS School Operations
Brian Williams, Economic Development Officer
M-DCPS Office of Economic Opportunity
Thomas Spaulding (Community Representative)

Representing:

Educational Facilities Code
Compliance
District/School Operations
Office of Economic Opportunity
Office of the Superintendent

Alternate Committee Member:

Ivan Gonzalez, Sr. Project Mgr., Maintenance

Office of School Facilities

Facilitator (Non-voting):

Ed Ford, A/E Analyst

A/E Selection & Negotiations

A representative of the M-DCPS Office of Management and Compliance Audits attended the interviews and scoring tabulations as an observer and a resource to the interview process.

Terms and Conditions:

The following Agreement terms and conditions, fees and scope of services have been successfully negotiated:

- A. The services include pre-construction services (design review through bidding), development of a Guaranteed Maximum Price (GMP) for construction and upon acceptance of the GMP, the actual construction of the project(s). Upon each project assignment, via work order(s), the Board and the CMR Miscellaneous firms shall agree to the level of service each project will require.

The firms have agreed to provide the requisite pre-construction services for the miscellaneous projects including, but not limited to, the following:

- Review all design and construction documents prepared by the Project Architect/Engineers as well as any existing on-site and off-site conditions, to ensure constructability of the project(s).
- 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(s).
- Coordinate with district staff and Project Architect/Engineers to ensure that all necessary on and off-site testing, permitting applications and regulatory agency reviews are accomplished.

- Identify all the various bid packages needed to successfully execute the project(s), and conduct pre-bid conferences with qualified sub-Contractors, material suppliers and equipment vendors.
- B. Staff initiated negotiations for the continuing Agreements based on the order of ranking and has successfully completed negotiations with the firms for services in accordance with **Attachment A**.

The Attachment includes three compensation schedules for each firm. Schedule "A" shall be used for pre-construction services when projects are assigned with full phase I (Schematic Design), phase II (Design Development) and phase III (Construction Documents) design documents; whereas, Schedule "B" shall be used for pre-construction services when projects are assigned with combination phase II/III design documents. No application for payment will be processed for partial completion of pre-construction services for any phase. In the event the project requires a Phase II/III 50% submittal by the A/E (in accordance with the A/E's Agreement) and/or multi-phased construction documents; the CM shall produce separate deliverables for each phase or package submitted. During each Design Phase, CM services include, but are not limited to, design review, constructability review, value engineering, review of existing conditions, construction cost estimating and construction scheduling. Schedule "C" shall be used for accepted GMPs (including general conditions, bonds, insurance, over-head and profit).

- C. The Agreement is for a term of up to four (4) years with extensions at the Board's option.
- D. Selected firms will be required to use State Requirements for Educational Facilities, the Florida Building Code, Fire Prevention Code, the Florida K-20 Education Code and M-DCPS Design Standards for assigned projects.
- E. To the extent possible, work will be assigned, on a rotational basis in order of ranking. The firm's workload, qualification for the task, and performance on previous assignments will also be considered.
- F. The Board does not guarantee any minimum number of projects or any specific construction values. The Board reserves the right to limit the number of concurrent CMR Miscellaneous agreements held by a single firm.
- G. Cost for printing authorized by M-DCPS, shall be reimbursed by the Board on a direct cost basis.
- H. A monthly report documenting efforts undertaken by the proposer, if any, regarding SBE/MBE and M/WBE participation will be required during the term of the Agreement, and must be submitted to the Office of Economic opportunity. The report shall include the name of the firm, contact persons and expenditures paid to date.

- I. The CMR shall provide the required professional liability, general liability insurance coverage, and performance & payment bonds, in accordance with the agreement and General Conditions of the Contract for Construction. Projects shall be individually bonded.
- J. The Agreements provide for termination by the Board, with or without cause, upon written notice to the CMR firms; whereas the CMR firms may terminate the Agreement, with cause only, upon seven (7) days written notice to the Board.

Principals / Location:

- MAC Construction, Inc. - The Principal designated to be directly responsible to the Board is Mary Ceavers. The firm is located at 9500 NW 12th Street, Bay 2, Doral, FL 33172.
- JCI International, Inc. - The Principal designated to be directly responsible to the Board is Julio Martinez. The firm is located at 12315 SW 132 Court, Miami, FL 33186.
- Unitech Builders Corp. - The Principal designated to be directly responsible to the Board is Anthony Gomez. The firm is located at 16115 SW 117th Avenue, Suite 23, Miami, FL 33177.
- Carivon Construction Co. - The Principal designated to be directly responsible to the Board is Carlos Hernandez. The firm is located at 12171 SW 131st Avenue, Miami, FL 33186.
- Lunacon Engineering Group, Corp. - The Principal designated to be directly responsible to the Board is Patricia Bonilla. The firm is located at 16890 S. Dixie Highway, Miami, FL 33157.
- Pioneer Construction Management Services, Inc. - The Principal designated to be directly responsible to the Board is D. Ruel Miles. The firm is located at 6114 NW 7th Avenue, Miami, FL 33127.
- Lee Construction group, Inc. - The Principal designated to be directly responsible to the Board is Luis Enriquez. The firm is located at 9485 NW 12th Street, Doral, FL 33172.
- Stonehenge Construction, Inc. - The Principal designated to be directly responsible to the Board is Manuel Quintana. The firm is located at 7300 North Kendall Drive, Suite 470, Miami, FL 33156.
- Lego Construction Co. - The Principal designated to be directly responsible to the Board is Luis Garcia. The firm is located at 280 SW 20th Road, Suite 506, Miami FL 33129.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firms of MAC Construction, Inc.; JCI International, Inc.; Unitech Builders Corp.; Carivon Construction Company; Lunacon Engineering Group, Corp.; Pioneer Construction Management Services, Inc.; Lee Construction Group, Inc.; Stonehenge Construction, Inc. and Lego Construction Co. as Sheltered Market Construction Management at-Risk firms for Miscellaneous projects up to \$1 Million each, Category a. Small Business Enterprises, for a four year term, as follows:

- 1) negotiated Compensation and Payment Schedules for miscellaneous projects up to \$1 Million per project (construction budget) in accordance with **Attachment "A"**; and
- 2) the Terms and Conditions, items A through J, as set forth in the body of the Agenda item and the Agreement.

NAD:EF:ef

ATTACHMENT "A"
CM at-Risk, SBE Schedules of Fees

1. MAC Construction, Inc.		
CM SERVICES	A. PHASE I, II AND III	B. PHASE II / III
CONSTRUCTION BUDGET (CB)	Fee as a % of CB	Fee as a % of CB
\$ 200,001 to \$ 500,000	4.19%	4.00%
\$ 500,001 to \$ 1,000,000	2.95%	2.50%
C. GMP FEES:	General Conditions (per diem)	Bond, Insurance and OH&P
\$ 200,001 to \$ 500,000	\$450	14.20%
\$ 500,001 to \$ 1,000,000	\$565	12.50%

2. JCI International, Inc.		
CM SERVICES	A. PHASE I, II AND III	B. PHASE II / III
CONSTRUCTION BUDGET (CB)	Fee as a % of CB	Fee as a % of CB
\$ 200,001 to \$ 500,000	3.85%	3.60%
\$ 500,001 to \$ 1,000,000	2.55%	2.35%
C. GMP FEES:	General Conditions (per diem)	Bond, Insurance and OH&P
\$ 200,001 to \$ 500,000	\$450	14.20%
\$ 500,001 to \$ 1,000,000	\$565	13.00%

3. Unitech Builders Corp.		
CM SERVICES	A. PHASE I, II AND III	B. PHASE II / III
CONSTRUCTION BUDGET (CB)	Fee as a % of CB	Fee as a % of CB
\$ 200,001 to \$ 500,000	3.50%	3.25%
\$ 500,001 to \$ 1,000,000	2.30%	2.10%
C. GMP FEES:	General Conditions (per diem)	Bond, Insurance and OH&P
\$ 200,001 to \$ 500,000	\$405	12.80%
\$ 500,001 to \$ 1,000,000	\$510	11.70%

NOTES:

1. During each Design Phase, CM services include, but are not limited to, design review, constructability review, value engineering, review of existing conditions, construction cost estimating and construction scheduling.
2. No application for payment will be processed for partial completion of pre-construction services for any phase.
3. In the event the project requires a Phase II/III 50% submittal by the A/E (in accordance with the A/E's Agreement) and/or multi-phased construction documents; the CM shall produce separate deliverables for each phase or package submitted.

ATTACHMENT "A"
CM at-Risk, SBE Schedules of Fees

4. Carivon Construction Co.		
CM SERVICES	A. PHASE I, II AND III	B. PHASE II / III
CONSTRUCTION BUDGET (CB)	Fee as a % of CB	Fee as a % of CB
\$ 200,001 to \$ 500,000	4.19%	3.90%
\$ 500,001 to \$ 1,000,000	2.95%	2.45%
C. GMP FEES:	General Conditions (per diem)	Bond, Insurance and OH&P
\$ 200,001 to \$ 500,000	\$450	14.20%
\$ 500,001 to \$ 1,000,000	\$565	13.00%

5. Lunacon Engineering Group Corp.		
CM SERVICES	A. PHASE I, II AND III	B. PHASE II / III
CONSTRUCTION BUDGET (CB)	Fee as a % of CB	Fee as a % of CB
\$ 200,001 to \$ 500,000	3.85%	3.60%
\$ 500,001 to \$ 1,000,000	2.55%	2.35%
C. GMP FEES:	General Conditions (per diem)	Bond, Insurance and OH&P
\$ 200,001 to \$ 500,000	\$450	13.00%
\$ 500,001 to \$ 1,000,000	\$565	11.14%

6. Pioneer Const. Management Services, Inc.		
CM SERVICES	A. PHASE I, II AND III	B. PHASE II / III
CONSTRUCTION BUDGET (CB)	Fee as a % of CB	Fee as a % of CB
\$ 200,001 to \$ 500,000	4.00%	3.80%
\$ 500,001 to \$ 1,000,000	2.90%	2.50%
C. GMP FEES:	General Conditions (per diem)	Bond, Insurance and OH&P
\$ 200,001 to \$ 500,000	\$450	14.00%
\$ 500,001 to \$ 1,000,000	\$550	13.00%

NOTES:

1. During each Design Phase, CM services include, but are not limited to, design review, constructability review, value engineering, review of existing conditions, construction cost estimating and construction scheduling.
2. No application for payment will be processed for partial completion of pre-construction services for any phase.
3. In the event the project requires a Phase II/III 50% submittal by the A/E (in accordance with the A/E's Agreement) and/or multi-phased construction documents; the CM shall produce separate deliverables for each phase or package submitted.

ATTACHMENT "A"
CM at-Risk, SBE Schedules of Fees

7. Lee Construction Group, Inc.		
CM SERVICES	A. PHASE I, II AND III	B. PHASE II / III
CONSTRUCTION BUDGET (CB)	Fee as a % of CB	Fee as a % of CB
\$ 200,001 to \$ 500,000	4.00%	3.80%
\$ 500,001 to \$ 1,000,000	2.90%	2.45%
C. GMP FEES:	General Conditions (per diem)	Bond, Insurance and OH&P
\$ 200,001 to \$ 500,000	\$450	14.20%
\$ 500,001 to \$ 1,000,000	\$565	13.00%

8. Stonehenge Construction, Inc.		
CM SERVICES	A. PHASE I, II AND III	B. PHASE II / III
CONSTRUCTION BUDGET (CB)	Fee as a % of CB	Fee as a % of CB
\$ 200,001 to \$ 500,000	3.85%	3.60%
\$ 500,001 to \$ 1,000,000	2.55%	2.35%
C. GMP FEES:	General Conditions (per diem)	Bond, Insurance and OH&P
\$ 200,001 to \$ 500,000	\$450	14.00%
\$ 500,001 to \$ 1,000,000	\$550	13.00%

9. Lego Construction Co.		
CM SERVICES	A. PHASE I, II AND III	B. PHASE II / III
CONSTRUCTION BUDGET (CB)	Fee as a % of CB	Fee as a % of CB
\$ 200,001 to \$ 500,000	4.00%	3.75%
\$ 500,001 to \$ 1,000,000	2.90%	2.45%
C. GMP FEES:	General Conditions (per diem)	Bond, Insurance and OH&P
\$ 200,001 to \$ 500,000	\$450	14.20%
\$ 500,001 to \$ 1,000,000	\$550	13.00%

NOTES:

1. During each Design Phase, CM services include, but are not limited to, design review, constructability review, value engineering, review of existing conditions, construction cost estimating and construction scheduling.
2. No application for payment will be processed for partial completion of pre-construction services for any phase.
3. In the event the project requires a Phase II/III 50% submittal by the A/E (in accordance with the A/E's Agreement) and/or multi-phased construction documents; the CM shall produce separate deliverables for each phase or package submitted.