

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

SUBJECT: COMMISSIONING OF MCM AS THE CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR GENERAL OBLIGATION BOND (GOB) FUNDED K-8 CONVERSION ADDITION, REMODELING & RENOVATIONS PROJECT AT WEST HOMESTEAD K-8 CENTER, LOCATED AT 1550 SW 6 STREET, HOMESTEAD, FL 33030, PROJECT NO. 01336300

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Introduction

In September 2014, a solicitation was published to competitively select a Construction Management at-Risk (CMR) firm for each of the following three (3) General Obligation Bond (GOB) funded projects at:

- American Senior High School – GOB Renovations, Project No. 01419100
- Shenandoah Middle School – GOB Renovations, Project No. 01339000
- West Homestead K-8 Center – GOB K-8 Conversion Addition, Remodeling Renovations, Project No. 01336300

Eighteen (18) firms responded to the solicitation; six (6) firms were not evaluated due to incomplete submittals; twelve (12) firms were evaluated and seven (7) firms were short-listed to interview for the projects. On November 20, 2014, the seven (7) short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	MCM
2	D. Stephenson Construction, Inc., (DSC) ^(a)
3	Thornton Construction Company, Inc. ^(a)
4	OHL Building, Inc.
5	BDI Construction Company ^(a)
6	Stobs Bros. Construction Co.
7	Unitech Builders, Corp. ^(a)

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

This solicitation included Mandatory Small Business Enterprise (SBE) / Micro Business Enterprise (MBE) Sub-consultant & Sub-contracting Goals, and Local Workforce Utilization Goal, as determined by the M-DCPS SBE Goal Setting Committee, as follows:

SBE / MBE Sub-consulting & Sub-contracting Goals			Local Workforce Utilization Goal
Pre-construction (sub-consulting)	Construction (sub-contracting)	Construction Management (sub-consulting)	
10%	25%	20%	30% (10 mile radius)

Selection

In accordance with the solicitation, and the interview process, the highest-ranked firm was selected to negotiate for the highest-valued project, the second-ranked firm for the second-valued project, and the third-ranked firm for the third-valued project.

MCM was ranked #1 and, therefore, selected to negotiate for the highest-valued GOB-funded K-8 Conversion Addition, Remodeling & Renovations Project at West Homestead K-8 Center. The second-ranked and third-ranked firms successfully negotiated for their respective projects as presented under separate Board agenda items.

Negotiations were successfully concluded and MCM has agreed to provide CMR Pre-construction Services as follows:

Project Description & Scope

- Demolition of Buildings 4, 6, related covered walkways and portables;
- New addition related to K-8 conversion to house 264 upper academy student stations, grades 6-8, (approx. 23,000 GSF). Addition to include general purpose classrooms, science classrooms, skills development labs, art patio, dining patio, K-8 physical education spaces, administration, toilets rooms, related support spaces, hardcourts for K-5 and 6-8, primary play area, playground equipment area. Engineering investigation required to determine existing chiller plant capacity, new covered walkway to connect new addition to existing buildings, relocation of playground with new impact surface and shade cover, and replacement/reconnection of all utilities and MEP systems;
- Remodeling and renovations to building 8 to provide primary classrooms, ESE classrooms, art lab, skills lab and bilingual classroom, including modifications/replacement of all MEP systems, finishes and safety to life upgrades as required; remodel classrooms in building 2 to provide intermediate classrooms; and
- Sitework and remaining building renovations to include resurfacing of parking lots and service area, covered walkways, selective new fencing, correction of drainage issues in courtyards, selective exterior/interior painting, investigation and correction of water intrusion issues around windows, selective HVAC replacement, engineer to verify operation of cooling tower for repairs/replacement and method for chilled water re-piping after demolition of building 6, replacement of EMS system, selective PA system replacement, selective flooring replacement, and repair PE shelter.

The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus. New construction shall be designed and constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system.

Construction Delivery Method

To minimize disruption to students and faculty during construction, and in accordance with 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 necessary.

Office of Economic Opportunity (OEO) Review

M-DCPS OEO staff established the SMBE and M/WBE certification status of all team members and verified the existence of a Memorandum of Understanding for each sub-consultant outlining roles and responsibilities, as follows:

PRIME FIRM: <u>MCM</u> SUB-CONSULTANT FIRM NAME:	ROLE / RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SMBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
Foster Construction of South Florida	Estimating Support	A	SBE1	4.0%
Sagoma Construction Services, Inc.	MEPF Support	A	SMBE	2.0%
Gamax Consulting, Inc.	Scheduling Support	H	SMBE	2.0%
ALTA Home Remodeling Co.	Estimating Finishes	SDV	SMBE	2.0%
TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal <u>10</u> %)				10.0%

- Legend: A - African-American
H - Hispanic-American
SBE1 - Small Business Enterprise Tier 1
SDV - Service-Disabled Veteran
SMBE - Small & Micro Business Enterprise

Construction Budget \$6,679,129 (GOB funded)

Project Schedule

MCM has agreed to the Architect’s time-sensitive document submittal schedule, as follows:

- Program Validation/Final Scope Definition Report: March 5, 2015
- Phase I - Schematic Design: April 30, 2015
- Phase - II/III Construction Documents 50% complete: July 7, 2015
- Phase - II/III Construction Documents 100% complete: September 18, 2015

Project construction milestone dates are as follows:

- Board Award – Guaranteed Maximum Price (GMP): February 2016
- Construction - Substantial Completion: October 2017
- Final Completion/Acceptance (Occupancy): December 2017

Terms & Conditions

1. MCM has agreed to a lump sum fee for CMR Pre-construction Services of \$55,000, which represents approximately 0.82% of the Construction Budget of \$6,679,129. 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 this 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)	\$11,000
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$13,750
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$16,500
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment.	\$13,750
TOTAL PRE-CONSTRUCTION FEE:	\$55,000

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 project Architect/Engineer, as well as all existing on-site 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 Architect/Engineer to ensure that all the 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. The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the CMR Agreement.
 4. 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.
 5. The CMR shall maintain no less than a \$1 million 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.
 6. 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.
 7. The CMR is required to submit a monthly report to the OEO documenting compliance with the Mandatory SMBE Utilization Goals for Sub-consultants and Sub-contractors.
 8. 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, District 1 Representative
 Christa Dotson Dean, ABC Committee Member
 Michelle Hicks-Levy, Supervisor
 Rudy Gonzalez, Executive Director
 Brandon DeCaro, Sr. Project Manager
 Michael Krtausch, Executive Director
 Lewis Cooper, Registered Architect
 Dr. Alexis L. Martinez, South Region Supt.

Representing

Superintendent of Schools
 Community Representative
 M-DCPS OEO
 M-DCPS Office of School Facilities
 M-DCPS Office of School Facilities
 M-DCPS Office of School Facilities
 Educational Facilities Code Compliance
 Office of District School Operations

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. A representative of M-DCPS A/E Selection & Negotiations acted as the Facilitator (non-voting) for the interviews and Chief Negotiator during negotiations.

Project Funding (GOB)

Fund: 351000; Object: 563000; Location: 1579100; Program: 23610000; Function: 740000

Prior Commissioning & Performance Evaluation

The Board has commissioned MCM (Munilla Construction Management, LLC) for the following services within the last three years.

- CMR Miscellaneous Projects up to \$2M for a four-year term, with extensions at the option of the Board

Commissioned: January 18, 2012

The most recent three-year average performance evaluation score issued by staff to MCM was for the quarter ending, September 2014. Based on a performance scale of 1-5 (low to high), MCM received a score of 3.58.

Principal

The Principal/Owner designated to be directly responsible to the Board for MCM is Jorge Munilla. The firm is located at 6201 SW 70th Street, 2nd Floor, South Miami, Florida 33143.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission MCM as Construction Management at-Risk firm for General Obligation Bond-funded K-8 Conversion Addition, Remodeling & Renovations project at West Homestead K-8 Center, Homestead, Florida 33030, Project No. 01336300, as follows:

- 1) a lump sum fee of \$55,000 for 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