

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

SUBJECT: COMMISSIONING LINK CONSTRUCTION GROUP, INC., AS THE CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR GENERAL OBLIGATION BOND (GOB)-FUNDED RENOVATIONS AT JESSE J. MCCRARY, JR. ELEMENTARY SCHOOL, PROJECT NO. 01434000, LOCATED AT 514 N.W. 77 STREET, MIAMI, FL 33150

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Introduction

In March 2015, a solicitation was published to competitively select a Construction Management at-Risk (CMR) firm for each of the following five (5) GOB-funded projects:

- Norland Elementary School, Project No. 01439500
- Gulfstream Elementary School, Project No. 01442700
- Charles R. Hadley Elementary School and Primary Learning Center-A, Project No. 01432900
- Jesse J. McCrary, Jr. Elementary School, Project No. 01434000
- Henry H. Filer Middle School, Project No. 01433700

Twenty-three (23) firms responded to the solicitation. Nine (9) firms were not evaluated due to incomplete submittal; fourteen (14) firms were evaluated, and ten (10) firms were short-listed to interview for the project. On June 8, 2015, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

| <u>Rank</u> | <u>Firm</u> |
|-------------|---|
| 1 | D. Stephenson Construction, Inc. ^(a) |
| 2 | Thornton Construction Company, Inc. ^(a) |
| 3 | Veitia Padron Incorporated ^{(a)(b)} |
| 4 | Link Construction Group, Inc. (Link) ^(a) |
| 5 | Stobs Bros. Construction Co. |
| 6 | State Contracting & Engineering Corp. |
| 7 | H.A. Contracting Corp. |
| 8 | Unitech Builders Corp. ^{(a)(c)} |
| 9 | GEC Associates, Inc. ^{(a)(b)} |
| 10 | J.R.T. Construction Co. ^{(a)(b)} |

- Note 1: (a) Prime firm holds a current M-DCPS Minority and Woman Business Enterprise (M/WBE) Certificate.
- (b) Prime firm holds a current M-DCPS Small Business Enterprise (SBE) Certificate.
- (c) Prime firm holds a current M-DCPS Small and Micro Business Enterprise (SMBE) Certificate.

This solicitation included Mandatory SMBE Sub-consultant and Sub-contracting Goals, and Local Workforce Utilization Goals as follows:

| SMBE Sub-consultant and Sub-contracting Goals | | | Local Workforce Utilization |
|---|--------------|-------------------------|-----------------------------|
| Pre-construction | Construction | Construction Management | |
| 10% | 20% | 15% | 20% (7.5 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, the third-ranked firm for the third-valued project, the fourth-ranked firm for the fourth-valued project and the fifth-ranked firm for the fifth-valued project.

Link was ranked fourth and, therefore, negotiated for the fourth-valued GOB-funded Renovations Project at Jesse J. McCrary, Jr. Elementary School. Negotiations were successfully concluded and Link has agreed to provide the required CMR Pre-construction Services. The first, second, third and fifth-ranked firms successfully negotiated for their respective projects and are being presented under separate Board agenda items.

Project Scope

The preliminary scope of campus-wide miscellaneous renovations includes, but is not limited to:

- New parent drop-off, addition of covered walkways and play area impact surface replacement;
- Demolition of 9 portables and site restoration;
- P/A system replacement, HVAC and controls replacement, addition of cameras and security alarm, fire & safety upgrades, electrical upgrades, and group restroom renovations;
- Repair/replacement of domestic water piping and sanitary sewer system at Buildings 02 and 03; and
- Selective exterior paint

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 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(s), if necessary.

Office of Economic Opportunity (OEO) Review

The 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>Link is a M-DCPS Certified Hispanic American-Owned Business</u> SUB-CONSULTANTS FIRM NAME: | ROLE / RESPONSIBILITY | M/WBE CERTIFICATION CATEGORY | SBE/MBE CERTIFICATION CATEGORY | GOAL (%) COMMITMENT |
|---|------------------------------|-------------------------------------|---------------------------------------|----------------------------|
| 1. EFCA Group, LLC | Constructability Review | AA | SMBE | 2.5% |
| 2. Gamax Consulting, Inc. | Scheduling | HA | SMBE | 2.5% |
| 3. Manny & Lou Plumbing, Inc. | Plumbing Consultant | HA | SBE1 | 2.5% |
| 4. Superior Electrical Contractors, Inc. | Electrical Consultant | HA | SBE2 | 2.5% |
| TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal <u>10%</u>) | | | | 10% |

- Legend: AA - African-American
 HA - Hispanic-American
 SBE1 - Small Business Enterprise – Tier 1
 SBE2 - Small Business Enterprise – Tier 2
 SMBE - Small & Micro Business Enterprise

Construction Budget: \$1,875,642 (GOB-funded)

Project Schedule

Link has agreed to the Architect’s time-sensitive submittal schedule and CMR’s deliverables, as follows:

- Program Validation/Final Scope Definition Report: July 15, 2015
- Phase I - Schematic Design: August 28, 2015

- Phase - II/III Construction Documents 50% complete: October 26, 2015
- Phase - II/III Construction Documents 100% complete: December 15, 2015

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): May, 2016
- Construction - Substantial Completion: December 2017
- Final Completion / Acceptance (Occupancy): February 2018

Terms & Conditions

1. Link has agreed to a lump sum fee for CMR - Pre-construction Services of \$17,630, which represents approximately 0.94% of the Construction Budget of \$1,875,642. 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) | \$3,520 |
| Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS) | \$4,410 |
| Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official) | \$5,290 |
| Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment | \$4,410 |
| TOTAL PRE-CONSTRUCTION FEE: | \$17,630 |

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 Office of Economic Opportunity documenting compliance with the Mandatory Small/Micro Business Enterprise 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

Robert Esparragoza, Outside Representative
Thomas Spaulding, District 1 Representative
Luis E. Diaz, Administrative Director
Brian Williams, Development Officer
Lewis Cooper, Registered Architect
Erick Laventure, Executive Director
Rodney Williams, Project Manager
Russell Carroll, Coordinator

Representing

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

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation and 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: 568000 Location: 1302100 Program: 21090000 Function: 740000

Principal

The Principal/Owner designated to be directly responsible to the Board for Link is Guillermo Fernandez. The firm is located at 7003 Waterway Drive, Suite 218, Miami, FL 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 at Jesse J. McCrary, Jr. Elementary School, Project No. 01434000, located at 514 N.W. 77 Street, Miami, FL 33150, as follows:

- 1) a lump sum fee of \$17,630 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.

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