

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

SUBJECT: COMMISSIONING OF CARIVON CONSTRUCTION COMPANY AS THE CONSTRUCTION MANAGEMENT AT-RISK FIRM (SHELTERED MARKET - SMALL MICRO BUSINESS ENTERPRISES) FOR GENERAL OBLIGATION BOND - FUNDED RENOVATIONS AT D. A. DORSEY TECHNICAL COLLEGE, LOCATED AT 7100 N.W. 17 AVENUE, MIAMI, FLORIDA 33147, PROJECT NO. 01442900

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction

In March 2015, a solicitation (Request for Qualifications #122) was published to competitively select a Construction Management at-Risk (CMR) firm (Sheltered Market – Small Micro Business Enterprises) for each of the following four General Obligation Bond (GOB) funded Projects:

- Henry M. Flagler Elementary School, Project No. 01433800
- Hibiscus Elementary School and Building 07 Replacement, Project No. 01424100
- D. A. Dorsey Technical College, Project No. 01442900
- Jack D Gordon Elementary School and Offsite Primary Learning Centers, Project No. 01433900

Ten firms responded to the solicitation. Four firms were not evaluated due to incomplete submittals; six firms were evaluated and all were short-listed to interview for the projects. LEE Construction Group, Inc., and Aarya Construction & Design, Inc., declined to interview. On June 4, 2015, the four remaining short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Unitech Builders Corp. (Unitech) ^(a)
2	Veitia Padron Incorporated ^(a)
3	Carivon Construction Company, Inc. ^(a)
4	J.R.T. Construction Co. ^(a)

Note: All firms are M-DCPS certified Small Micro Business Enterprises (SMBE) as required by the solicitation.

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

This solicitation included Mandatory SMBE Sub-consultant & Sub-contracting Goals and Local Workforce Utilization Goals (as determined by the M-DCPS Goal Setting Committee), as follows:

School	Mandatory SMBE Sub-consultant and Sub-contracting Goals			Local Workforce Utilization
	Pre- construction	Construction	Construction Management	
D. A. Dorsey Technical College	5%	15%	10%	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 and the fourth-ranked firm for the fourth-valued project.

Carivon Construction Company, Inc. (Carivon) was ranked third and, therefore, negotiated for the third-valued GOB-funded Renovations Project at D. A. Dorsey Technical College. Negotiations were successfully concluded and Carivon has agreed to provide the required CMR Pre-construction Services. The highest, second and fourth-ranked firms successfully negotiated for their respective projects and have been commissioned by the Board. The fourth-ranked firm is being recommended for a commission under a separate Board agenda item.

Project Scope

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

- Site-related items such as playground surface replacement, asphalt paving resurfacing and re-stripping, and selective paint;
- HVAC replacement including controls, security alarm replacement, additional security cameras as needed, PA system replacement, restroom renovations including sanitary sewer and domestic water piping, miscellaneous plumbing fixture replacement, miscellaneous lighting fixture replacement and electrical upgrades; and
- Selective window and door replacement.

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, 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>Carivon is a M-DCPS certified</u> <u>Hispanic-American-owned</u> <u>business</u> SUB-CONSULTANT FIRM NAME:	ROLE / RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SMBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
Chavez South Florida	Interior/Exterior Finishes	HA	SBE2	1.0%
Arpe Engineering, Inc.	Plumbing / Mechanical / Electrical	HA	SBE1	2.0%
Palenzuela & Hevia Design Group	Architectural	HA	SMBE	1.0%
Ross Engineering, Inc.	Civil	W	SBE1	1.0%
Vassell Tiles & Flooring, Inc. (*)	Flooring Consultant	AA	SMBE	3.0%
TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal <u>5.0%</u>)				8.0%

Note: (*) In addition to the sub-consultants submitted with their RFQ Response, and subsequent to the negotiations, Carivon has added a sub-consultant and increased their total goal commitment.

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

Construction Budget \$2,182,952 (GOB-funded)

Project Schedule

Carivon has agreed to the following Architect's document submittal schedule and CMR's deliverables:

- Program Validation/Final Scope Definition Report and
- 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 Prime: May 2016
- Construction - Substantial Completion: December 2017
- Final Completion/Acceptance (Occupancy): January 2018

Terms & Conditions

1. Carivon has agreed to a lump sum fee for CMR Pre-construction Services of \$20,520, which represents approximately 0.94% of the Construction Budget of \$2,182,952. 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)	\$ 4,104
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$ 5,130
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$ 6,156
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment.	\$ 5,130
TOTAL PRE-CONSTRUCTION FEE:	\$20,520

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 \$250,000, Professional Liability Insurance policy with a maximum deductible of \$2,500, 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 SBE/MBE 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

Meriel Seymore, ABC Committee member
 Don Bailey, Project Manager II
 Blanca Bazan, Sr. Project Manager
 Christine Camacho, Project Manager II
 Lewis Cooper, Registered Architect
 Arnold Montgomery, Administrative Director
 Torey Alston, Executive Director
 Thomas Spaulding, District 1 Representative

Representing

Superintendent of Schools
 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
 M-DCPS Office of Economic Opportunity
 Community Representative

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

Project Funding (GOB funded)

Fund: 351000; Object: 568000; Location: 1813900; Program: 27350000; Function: 740000

Prior Commissions

The Board has commissioned Carivon for the following services within the last three years:

- Construction Management at-Risk Firm for Miscellaneous Sheltered Market Projects up to \$1M for a four-year term, Category A. Small Business Enterprises
Commissioned: March 12, 2014

Principal

The Principal/Owner designated to be directly responsible to the Board for Carivon is Ivonne Munne. The firm is located at 12171 S.W. 131 Avenue, Miami, Florida 33186.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Carivon Construction Company as the Construction Management at-Risk firm (Sheltered Market - Small Micro Business Enterprises) firm for General Obligation Bond-funded Renovations at D. A. Dorsey Technical College, located at 7100 N.W. 17 Avenue, Miami, Florida 33147, Project No. 01442900, as follows:

- 1) a lump sum fee of \$20,520 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