

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

**SUBJECT: COMMISSIONING OF J.R.T. CONSTRUCTION CO., AS THE CONSTRUCTION MANAGEMENT AT-RISK FIRM (SHELTERED MARKET - SMALL MICRO BUSINESS ENTERPRISES) FOR GENERAL OBLIGATION BOND - FUNDED RENOVATIONS AT JACK D. GORDON ELEMENTARY SCHOOL & OFF-SITE PRIMARY LEARNING CENTERS, LOCATED AT 14600 COUNTRY WALK DRIVE, MIAMI, FLORIDA 33186, PROJECT NO. 01433900**

**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. <sup>(a)</sup>
2	Veitia Padron Incorporated <sup>(a)</sup>
3	Carivon Construction Company, Inc. <sup>(a)</sup>
4	J.R.T. Construction Co. <sup>(a)</sup>

Note: All firms are M-DCPS Small Micro Business Enterprises (SMBE) certified 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	
Jack D. Gordon Elem. and Offsite Primary Learning Centers	5%	15%	10%	20% (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, the third-ranked firm for the third-valued project and the fourth-ranked firm for the fourth-valued project.

J.R.T. Construction Co., (J.R.T.) was ranked fourth and, therefore, negotiated for the fourth-valued GOB-funded Renovations Project at Jack D. Gordon Elementary School and Off-site Primary Learning Centers. Negotiations were successfully concluded and J.R.T. has agreed to provide the required CMR Pre-construction Services. The highest-ranked and second firms successfully negotiated for their respective projects and have been commissioned by the Board and the third-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 additional covered walkways, asphalt walks, site drainage improvement and re-grading, emergency generator and selective paint;
- Replacement of HVAC, controls and cooling tower;
- Renovation of restroom fixtures and finishes;
- Replacement of intercom speakers and master station; and
- Replacement of stage equipment.

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:

<b>PRIME FIRM:</b> <u>J.R.T. is a M-DCPS certified Hispanic-American-owned business</u>  <b>SUB-CONSULTANT FIRM NAME:</b>	<b>ROLE / RESPONSIBILITY</b>	<b>M/WBE CERTIFICATION CATEGORY</b>	<b>SBE/MBE CERTIFICATION CATEGORY</b>	<b>GOAL (%) COMMITMENT</b>
Andale Group, LLC	Concrete, Roofing, Demolition	HA	SMBE	3.0%
Maqueira Engineering Consultants, Inc.	Mechanical, Electrical	HA	SMBE	1.0%
Espirito Santo Graphics, Inc.	Printing & Reproduction	HA	SBE1	0.5%
Richlin Plumbing, Inc.	Plumbing	W	SMBE	1.0%
<b>TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal 5.0%)</b>				<b>5.5%</b>

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

Construction Budget \$2,032,801 (GOB-funded)

Project Schedule

J.R.T. 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. J.R.T. has agreed to a lump sum fee for CMR Pre-construction Services of \$18,695, which represents approximately 0.92% of the Construction Budget of \$2,032,801. 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:

<b>PRE-CONSTRUCTION SERVICES</b>	<b>LUMP SUM FEE (PER TASK)</b>
Phase I - Schematic Design (completed/accepted by M-DCPS)	\$ 3,739
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$ 4,674
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$ 5,608
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment.	\$ 4,674
<b>TOTAL PRE-CONSTRUCTION FEE:</b>	<b>\$18,695</b>

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

#### Representing

Meriel Seymore, ABC Committee Member	Superintendent of Schools
Don Bailey, Project Manager II	M-DCPS Office of School Facilities
Blanca Bazan, Sr. Project Manager	M-DCPS Office of School Facilities
Christine Camacho, Project Manager II	M-DCPS Office of School Facilities
Lewis Cooper, Registered Architect	Educational Facilities Code Compliance
Arnold Montgomery, Administrative Director	Office of District School Operations
Torey Alston, Executive Director	M-DCPS Office of Economic Opportunity
Thomas Spaulding, District 1 Representative	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: 1215100; Program: 17880000; Function: 740000

Prior Commissions

The Board has not commissioned J.R.T. within the last three years.

Principal

The Principal/Owner designated to be directly responsible to the Board for J.R.T. is Jeovanni R. Tarafa. The firm is located at 8857 N.W. 117 Street, Hialeah Gardens, Florida 33018.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission J.R.T. Construction Co., as the Construction Management at-Risk firm (Sheltered Market - Small Micro Business Enterprises) for General Obligation Bond - funded Renovations at Jack D. Gordon Elementary School and Off-site Primary Learning Centers, located at 14600 Country Walk Drive, Miami, Florida 33186, Project No. 01433900, as follows:

- 1) a lump sum fee of \$18,695 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