

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

**SUBJECT: COMMISSIONING GEC ASSOCIATES, INC., AS THE CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR GENERAL OBLIGATION BOND-FUNDED RENOVATIONS AT TOUSSAINT L'OUVERTURE ELEMENTARY SCHOOL, LOCATED AT 120 N.E. 59 STREET, MIAMI, FLORIDA 33137, PROJECT NO. 01435500**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

**LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

Introduction

In May 2015, a solicitation (Request for Qualifications #125) was published to competitively select a Construction Management at-Risk (CMR) firm for each of the following seven General Obligation Bond (GOB) funded projects:

- Renovations at Lakeview Elementary School - Project No. 01434500
- Renovations at Arcola Lake Elementary School - Project No. 01432500
- Renovations at Parkview Elementary School - Project No. 01435200
- Renovations at Springview Elementary School - Project No. 01435400
- Renovations & Buildings 03, 05, 06 & 10 Replacement at Scott Lake Elementary School - Project No. 01424300
- Renovations at Kenwood K-8 Center - Project No. 01434400
- Renovations at Toussaint L'Ouverture Elementary School - Project No. 01435500

Nineteen firms responded to the solicitation. Five firms were not evaluated due to incomplete submittals; fourteen firms were evaluated, and eleven firms were short-listed to interview for the projects. On July 24, 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. <sup>(a)</sup>
2	Thornton Construction Company, Inc. <sup>(a)</sup>
3	BDI Construction Company <sup>(a)</sup>
4	Link Construction Group, Inc. <sup>(a)</sup>
5	Unitech Builders Corp. <sup>(a)(c)</sup>
6	Veitia Padron Incorporated <sup>(a)(b)</sup>
7	GEC Associates, Inc. <sup>(a)(b)</sup>
8	Stobs Bros. Construction Co.
9	T & G Constructors <sup>(a)</sup>

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- 10 Carivon Construction Co. (a)(b)
- 11 H.A. Contracting Corp.

Notes: (a) Prime firm holds a current M-DCPS Minority/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 & Micro Business Enterprise (SMBE) Certificate.

This solicitation includes mandatory SMBE Sub-consultant and Sub-contracting Goals, and a Local Workforce Utilization Goal for this Project (as determined by the M-DCPS Goal Setting Committee), as follows:

SMBE Sub-consultant and Sub-contracting Goals			Local Workforce Utilization
Pre-construction	Construction	Construction Management	
10%	20%	15%	20% (10.0 mile radius)

Selection

In accordance with the solicitation and 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 so on.

GEC Associates, Inc. (GEC), was ranked seventh and, therefore, negotiated for the seventh-valued GOB-funded Renovations project at Toussaint L'Ouverture Elementary School. The highest, second, third, fourth, fifth and sixth-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with the firm were successfully concluded and GEC has agreed to provide the required CMR Pre-construction Services, as follows:

Project Scope

The preliminary scope of work consists of campus-wide, miscellaneous renovations including, but not limited to:

- Site-related improvement including re-surfacing and re-striping of parking lots and drives, playground replacement and new impact-resistant surface at existing (age 2-5) playground;
- Removal of portables and site restoration;
- New covered walkway for bus drop-off;
- Group restroom renovations, including fixture and finishes replacement, replacement of water heater(s), classroom lavatories, custodial mop sinks, and damaged water coolers, and repair or replacement of gas piping at cafeteria;
- Selective Security Alarm/camera system repairs or replacements;
- HVAC system-wide replacement, including controls;

- New PA system;
- New elevator cab (Bldg.1);
- Re-roofing of Bldg. 5;
- Electrical upgrades and other selective interior renovations; 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, if deemed to be in the best interest of the Board.

**Office of Economic Opportunity (OEO) Review**

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

<b>PRIME FIRM: GEC is a M-DCPS Certified Hispanic-American Owned Business &amp; Small Business Enterprise Tier 2 SUB-CONSULTANTS FIRM NAME:</b>	<b>ROLE / RESPONSIBILITY</b>	<b>M/WBE CERTIFICATION CATEGORY</b>	<b>SBE/MBE CERTIFICATION CATEGORY</b>	<b>GOAL (%) COMMITMENT</b>
Gamax Consulting	Scheduling	Hispanic-American	Micro Business Enterprise	<b>3.0%</b>
Silva Architects	Architectural	Hispanic-American	Small Business Enterprise Tier 1	<b>5.0%</b>
LEE Construction Group	Constructability	Hispanic-American	Small Business Enterprise Tier 1	<b>5.0%</b>
Go Green Document Solutions	Reproduction	African-American	Micro Business Enterprise	<b>2.0%</b>
<b>TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal 10%)</b>				<b>15.0%</b>

Construction Budget: \$2,096,360 (GOB-funded)

Project Schedule

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

- Final Scope Definition Program: November 12, 2015
- Phase I - Schematic Design: January 4, 2016
- Phase - II/III Construction Documents 50% complete: February 19, 2016
- Phase - II/III Construction Documents 100% complete: April 11, 2016

Note: The phase submittal due dates described above are predicated on M-DCPS approval of the Final Scope Definition Program by December 7, 2015.

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): September 2016
- Construction - Substantial Completion by: March 2018
- Final Completion / Occupancy by: May 2018

Terms & Conditions

1. GEC has agreed to a lump sum fee for CMR Pre-construction Services of \$19,500, which represents approximately 0.93% of the Construction Budget of \$2,096,360. 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 the 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)	\$3,900
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$4,875
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$5,850
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$4,875
<b>TOTAL PRE-CONSTRUCTION FEE:</b>	<b>\$19,500</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 \$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

Thomas Spaulding, District 1 Representative  
Julie Pinder, Project Manager  
Lino Fernandez, Project Manager  
Edward Velez, Director - Center 1  
Lewis Cooper, Registered Architect  
Hilda Jimenez, Planner (See note)  
Denise Mincey-Mills, Compliance Specialist  
Meriel Seymore, ABC Member

#### Representing

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

Note: The original committee member (Dr. Alexis Martinez, Region Administrative Director) was unable to participate in the interview process, therefore, the Alternate (Hilda Jimenez, At-large) replaced him.

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Ed Ford of 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: 1305100 Program: 07890000 Function: 740000

#### Prior Commissioning Actions

The Board has commissioned / awarded GEC for the following service within the last three years:

- Construction Management at-Risk Firm for Miscellaneous Projects up to \$2 M for a Four-year Term  
Commissioned: April 17, 2013

#### Principal

The Principal / Owner designated to be directly responsible to the Board for GEC Associates, Inc., is Luis Enriquez, Jr. The firm is located at 9487 N.W. 12 Street, Doral, Florida 33172.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission GEC Associates, Inc., as the Construction Management at-Risk firm for General Obligation Bond-funded Renovations at Toussaint L'Ouverture Elementary School, located at 120 N.E. 59 Street, Miami, Florida 33137, Project No. 01435500, as follows:

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- 1) a lump sum fee of \$19,500 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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