

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

SUBJECT: COMMISSIONING OF TURNER CONSTRUCTION COMPANY, AS THE CONSTRUCTION MANAGEMENT AT-RISK (CMR) FIRM FOR GENERAL OBLIGATION BOND (GOB) FUNDED RENOVATIONS AT MIAMI SPRINGS MIDDLE SCHOOL, LOCATED AT 150 SOUTH ROYAL POINCIANA BLVD., MIAMI SPRINGS, FLORIDA 33166, PROJECT NO. 01434900

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction

In October 2015, Request for Qualifications (RFQ) #129 was published to competitively select a Construction Management at-Risk (CMR) firm for each of the following three General Obligation Bond (GOB) funded projects under the Procedures for the Selection of Construction Management (CM), CM-at-Risk and Program Management Services (Pilot Program Revision dated September 3, 2015):

- Renovations at Hialeah-Miami Lakes Senior School - Project No. 01326600
- Renovations at Miami Springs Middle School - Project No. 01434900
- Renovations and Physical Education (PE) Shelter Replacement at Gratigny Elementary School - Project No. 01433600

A fourth project advertised in RFQ #129 (Classroom Building 09 Replacement and Renovations at Biscayne Gardens Elementary School – Project No. 01432800) was removed from this solicitation to be re-advertised at a later date.

Fourteen firms responded to the solicitation. Two firms were not evaluated due to incomplete submittals; twelve firms were evaluated, and eight firms were short-listed to interview for the projects. On January 26, 2016, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Link Construction Group, Inc. ^(a)
2	Turner Construction Company
3	Thornton Construction Company, Inc. ^(a)
4	Stobs Bros. Construction Company
5	T & G Corporation dba T & G Constructors ^(a)
6	MCM
7	Veitia Padron Incorporated ^{(a)(b)}

Notes:

1. J.R.T. Construction, Company withdrew from the interviews on January 25, 2016.
2. (a) Prime firm holds a current M-DCPS Minority/Woman Business Enterprise (M/WBE) Certificate.
3. (b) Prime firm holds a current M-DCPS Small Business Enterprise (SBE) Certificate.

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

SMBE Subconsultant and Subcontracting Goals			Local Workforce Utilization
Preconstruction	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 the third-ranked firm for the third-valued project.

Turner Construction Company, (Turner), was ranked second and, therefore, negotiated for the second-valued GOB-funded Renovations project at Miami Springs Middle School. The highest and third-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with the firm were successfully concluded and Turner has agreed to provide the required CMR Preconstruction Services, as follows:

Project Scope

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

- Demolition of 6 portables and site restoration;
- Site-related: resurface and restripe asphalt paving;
- Selective replacement of exterior doors and windows;
- Selective reroofing;
- Selective HVAC system-wide replacement, including controls including cooling tower, chiller and controls;
- Group restroom renovations including replacement of fixtures/finishes; repair/replace domestic water piping and replace classroom sinks;
- Fire Alarm and Public Address (PA) System replacement;
- 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 SMBE and M/WBE certification status of each subconsultant and verified the existence of a Memorandum of Understanding, outlining roles and responsibilities, as follows:

PRIME FIRM Turner Construction Company is not certified by M-DCPS as either M/WBE or SMBE SMBE - SUBCONSULTANT FIRM NAME	DISCIPLINE / ROLE	M/WBE CERTIFICATION CATEGORY	SMBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
IMR Development Corp.	Preconstruction Subconsultant	Service-Disabled Veteran	Micro Business Enterprise	5.0%
Cami-Axle Construction Corp.	Preconstruction Subconsultant	Hispanic-American	Micro Business Enterprise	5.0%
SMBE PARTICIPATION (M-DCPS Mandatory SMBE Goal 10%)				10.0%

NON-SMBE SUBCONSULTANT FIRM NAME	DISCIPLINE / ROLE	M/WBE CERTIFICATION CATEGORY	SMBE CERTIFICATION CATEGORY	%
Chen Moore & Associates	Preconstruction Subconsultant	Asian-American	-	2.5%
Stoner Construction, Inc.	Preconstruction Subconsultant	Woman	-	2.5%
TOTAL SUBCONSULTANT PARTICIPATION				15.0%

Construction Budget: \$3,414,604 (GOB funded)

Project Schedule

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

- Final Scope Definition Program: April 06, 2016
- Phase I - Schematic Design: May 20, 2016
- Phase - II/III Construction Documents 50% complete: July 05, 2016
- Phase - II/III Construction Documents 100% complete: August 26, 2016

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): January 18, 2017
- Construction - Substantial Completion by: August 2018
- Final Completion by: September 2018

Terms & Conditions

1. Turner has agreed to a lump sum fee for CMR Preconstruction Services of \$31,000, which represents approximately 0.91% of the Construction Budget of \$3,414,604. 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 Preconstruction Services set forth in the Agreement shall be borne solely by the CMR. Preconstruction Services fees shall be paid based on completion of the following listed phases/deliverables:

PRECONSTRUCTION SERVICES	LUMP SUM FEE (PER TASK)
Phase I - Schematic Design (completed/accepted by M-DCPS)	\$6,200
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$7,750
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$9,300
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$7,750
TOTAL PRECONSTRUCTION FEE:	\$31,000

Note: Hourly rates do not apply to this service and were not negotiated.

2. The CMR agrees to provide the requisite Preconstruction Services for this project, including, but not limited to, the following:
- Review all design and construction documents prepared by the Architect/Engineer of Record, as well as all existing onsite 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 subcontractors, 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 Preconstruction 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 Subconsultants and Subcontractors.
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:

<u>Committee Members</u>	<u>Representing</u>
Thomas Spaulding, ABC Committee Member	Superintendent of Schools
Lino Fernandez, Project Manager	Office of School Facilities
Rodney Williams, Project Manager	Office of School Facilities
Dwayne Mingo, Supervisor - Maintenance	Office of School Facilities - Maintenance
Harry Munoz, Building Official	Educational Facilities Code Compliance
Dr. Alexis Martinez, Region Administrative Dir.	Office of District School Operations
Michelle Hicks-Levy, Executive Director	Office of Economic Opportunity
Meriel Seymore, ABC Committee Member	Community Representative

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Mr. Carlton Crawl, Professional Selection Analyst 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: 563000 Location: 1652100 Program: 24960000 Function: 740000
 Fund: 351000 Object: 568000 Location: 1652100 Program: 24960000 Function: 740000

Prior Commissioning Actions

The Board has commissioned Turner for the following service within the last three years:

- CMR for Miscellaneous Projects with Construction Values up to \$2 million each for 4 years with extensions at the Option of the Board
Commissioned: January 18, 2012
Extension at the Option of the Board for 2 years, January 17, 2016 through January 17, 2018
- CMR at Cutler Bay Academy for Advanced Studies, Cutler Ridge Campus
GOB funded Partial Replacement & Renovations - Project No. 01339200
Preconstruction Services Commissioned: February 11, 2015

Principal

The Principal/Owner designated to be directly responsible to the Board for Turner Construction Company, is Mr. James Fraser. The firm is located at 7235 Corporate Center Drive, Suite G, Miami, Florida 33126.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Turner Construction Company, as the Construction Management at-Risk firm for General Obligation Bond funded Renovations at Miami Springs Middle School, located at 150 South Royal Poinciana Blvd., Miami Springs, Florida 33166, Project No. 01434900, as follows:

- 1) a lump sum fee of \$31,000 for Preconstruction 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