

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

SUBJECT: **AWARD GUARANTEED MAXIMUM PRICE (GMP) TO J.R.T. CONSTRUCTION CO. (J.R.T. CONSTRUCTION), FOR THE GENERAL OBLIGATION BOND (GOB) FUNDED RENOVATIONS AND REPAIRS PROJECT AT JACK D. GORDON ELEMENTARY SCHOOL AND OFF-SITE PRIMARY LEARNING CENTERS, LOCATED AT 14600 COUNTRY WALK DRIVE, MIAMI, FLORIDA 33186; PROJECT NUMBER 01433900**

COMMITTEE: **FACILITIES AND CONSTRUCTION**

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

Background:

At its meeting of September 9, 2015 (Item F-26), the Board commissioned J.R.T. Construction Co. (J.R.T. Construction), as the Construction Management At-Risk (CMR) firm for the renovations and repairs of Jack D. Gordon Elementary School and Off-site Primary Learning Centers. This project was part of a Sheltered Market CMR solicitation for Small and Micro Business Enterprises. As part of their pre-construction services, J.R.T. Construction has worked closely with the Project Architect in developing construction documents by providing scheduling, as-built verification, constructability reviews and cost estimating services. This project is for the construction, renovation and repairs of portions of the existing facilities and various site improvements. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On March 28, 2016, forty nine (49) sealed subcontractor bids were received and opened at the School Board Administration Building. The Project Architect, staff from the Offices of School Facilities Construction, and the Office of Economic Opportunity witnessed the bid opening and tabulation process. Negotiations with J.R.T. Construction concluded successfully and the GMP agreed to for this project is \$2,334,717.48, which includes an Owner's contingency of \$103,247. This contract covers all required work and includes subcontracts, materials, contingency, general conditions, bonds, overhead and profit.

The contract provides for compliance with Small and Micro Businesses Utilization Goals.

The M-DCPS Office of Economic Opportunity staff reviewed the S/MBE and M/WBE certification status of all subcontractors and verified the existence of a Letter of Intent for each, outlining roles and responsibilities.

Small/Micro Business S/MBE Utilization:

The S/MBE participation goals established for this project were 10% for Construction Management and 15% for Construction (as determined by the M-DCPS Goal Setting Committee). The following table details S/MBE firms that J.R.T. Construction will use on the project:

S/MBE UTILIZATION					
SUBCONSULTANT FIRMS (Construction Services)	ROLE/RESPONSIBILITY	MWBE CERTIFICATION CATEGORY	SBE/ MBE CERTIFICATION CATEGORY	CONTRACTED (%) Construction	CONTRACTED (%) Const. Mgmt.
C.L. Elias Construction, Inc.	Demolition, Drywall, Tile	W	SBE 1	2.55%	
Daybreak Design Build Group, Inc.	Demolition, Concrete, Miscellaneous Metals	AA	MBE	6.72%	
Electrical Alliance Corp.	Electrical	AA	MBE	6.43%	
Inclan Painting & Waterproofing, Inc.	Stucco, Painting, Sealants	HA	MBE	12.52%	
JJAS Door Installation, Inc.	Demolition/ installation of Doors and Frames	HA	MBE	2.19%	
Structured Cabling Solutions, Inc.	CCTV System	AS	MBE	3.06%	
Andale Group, LLC	Scheduling	HA	MBE		5.05%
Maqueira Engineering Consultants, Inc.	MEP	HA	MBE		5.05%
TOTAL PARTICIPATION				33.47%	10.10%

LEGEND:

AA African American
AS Asian American
HA Hispanic American

W Women
MBE Micro Business Enterprise
SBE 1 Small Business Enterprise Tier 1

Local Workforce Utilization:

J.R.T. Construction will provide Local Workforce Utilization of 20% for Construction within a ten mile radius (as determined by the M-DCPS Goal Setting Committee).

The Office of Economic Opportunity shall monitor the above-stated goals for compliance.

Description and Scope

Existing Campus:

Jack Gordon Elementary School is located at 14600 Country Walk Drive, Miami, Florida. The facility is bordered on the north by Country Walk Drive, on the east and west by residential communities, and on the South by a canal. The existing school was built in 1992 and is comprised of two permanent buildings situated on an approximately 11 acre parcel of land.

The secondary campuses are comprised of two Primary Learning Centers (PLC). PLC-S is located at 15001 S.W. 127 Avenue, Miami, Florida. The facility was built in 1997 and is comprised of one permanent building situated on an approximately 2 acre parcel of land. PLC-T is located at 15551 S.W. 142 Avenue, Miami, Florida. The facility was built in 1997 and is comprised of one permanent building situated on an approximately 1 acre parcel of land.

The combined facilities have a permanent capacity of 1,051 student stations.

Project Scope:

The scope of work for this project includes, but is not limited to: replacement of HVAC units, EMS controls, cooling tower repairs, group restroom renovations, selective exterior painting and stucco repair; site improvements inclusive of new covered walkways, site drainage improvement, basketball court resurfacing, replacement of basketball poles and backboards, and the addition of a CCTV system to PLC-S and PLC-T.

Project Schedule:

The timeline for this project is as follows:

- Award GMP May 11, 2016
- Substantial Completion July 31, 2017
- Final Completion/Acceptance September 30, 2017

Project Funding-General Obligation Bond:

Fund 351000; Object: 568000; Location: 1215100; Program: 17880000; Function: 740000

Principal:

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

RECOMMENDED:

That The School Board of Miami-Dade County, Florida approve the Guaranteed Maximum Price contract for J.R.T. Construction Co., for the General Obligation Bond funded renovations and repairs project at Jack D. Gordon Elementary School and Off-site Primary Learning Centers, located at 14600 Country Walk Drive, Miami, Florida 33186, Project Number 01433900, in the amount of \$2,334,717.48 which includes owner's contingency in the amount of \$103,247

RFP:ed