

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

SUBJECT: COMMISSIONING OF LINK CONSTRUCTION GROUP, INC., AS THE CONSTRUCTION MANAGEMENT AT-RISK FIRM (CMR) FOR GENERAL OBLIGATION BOND (GOB) FUNDED RENOVATIONS AND PHYSICAL EDUCATION (P.E.) SHELTER REPLACEMENT AT MEADOWLANE ELEMENTARY SCHOOL, LOCATED AT 4280 WEST 8 AVENUE, HIALEAH, FLORIDA 33012, PROJECT NUMBER, 01434800

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction

In March 2016, a solicitation Request for Qualifications (RFQ) #134 was published to competitively select two Construction Management at-Risk (CMR) firms for each of the following 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):

- Classroom Addition and Renovations at Benjamin Franklin K-8 Center - Project Number 01432700
- Renovations and Physical Education (P.E.) Shelter Replacement at Meadowlane Elementary School - Project Number 01434800

Thirteen firms responded to the solicitation. One firm was not evaluated due to an incomplete submittal; twelve firms were evaluated, and six firms were short-listed to interview for the projects. On May 17, 2016, 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. ^(a)
2	Link Construction Group, Inc. ^(a)
3	Stobs Bros. Construction Co.
4	Thornton Construction Company, Inc. ^(a)
5	BDI Construction Company ^(a)
6	Turner Construction Company

Notes:

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

This solicitation includes mandatory Small and/or Micro Business Enterprise (SMBE) Sub-consultant and Sub-contracting Goals, and a Local Workforce Utilization Goal for this Project (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% - (county wide)

Selection

In accordance with the solicitation and interview process, the highest-ranked firm was selected to negotiate for the highest-valued project and the second-ranked firm for the second-valued project.

Link Construction Group, Inc. (Link), was ranked second and, therefore, negotiated for the second-valued GOB funded Renovations and PE Shelter Replacement project at Meadowlane Elementary School. The highest-ranked firm successfully negotiated their respective project and is being presented under a separate Board agenda item. Negotiations with the firm were successfully concluded and Link 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 and replacement of P.E. Shelter (Building 12) and P.E. Storage (Building 10);
- Playground replacement including standards and surface replacement, re-grade site drainage, provide additional covered walkways and replace damaged walks as needed;
- Selective replacement of damaged aluminum windows, damaged storage cabinets and damaged movable partitions;
- Campus-wide replacement of selective Vinyl Composition Tile (VCT) and acoustical ceilings, and miscellaneous carpet flooring;
- Selective HVAC system-wide replacement including controls, and selective exhaust fan replacement;
- Replace restroom fixtures and finishes including sanitary sewer and domestic water piping, and miscellaneous plumbing repairs and replacement;
- Campus-wide replacement of Fire Alarm System, Public Address System and Security Camera System including infrastructure;
- Replace damaged panel boards, damaged electrical circuit breakers, stage lighting, miscellaneous electrical, lighting fixtures repairs/replacement; 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 MWBE certification status of each sub-consultant and verified the existence of a Memorandum of Understanding, outlining roles and responsibilities, as follows:

PRIME FIRM: <u>Link is a M-DCPS Certified Hispanic-American Owned Business</u> SUB-CONSULTANTS FIRM NAME:	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
Curtis Painting & Waterproofing Inc.	Pre-construction Painting, Consultation Services	African-American	Small Business Enterprise Tier 1	2.5%
Green-Energy-Product.com, LLC	Pre-construction Green and Sustainable Energy Material Review	Service-Disabled Veteran	Micro Business Enterprise	2.5%
HP Consultants, Inc.	Pre-construction Geotechnical Engineering Services	Asian-American	Micro Business Enterprise	2.5%
Long Lasting Roofing Corp.	Pre-construction Roofing Consultant Services	Woman	Micro Business Enterprise	2.5%
TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal 10%)				10.0%

Construction Budget: \$4,313,769 (GOB funded)

Project Schedule

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

- Final Scope Definition Program: August 22, 2016
- Phase I - Schematic Design: October 12, 2016
- Phase II/III - 50% Construction Documents complete: December 12, 2016
- Phase II/III - 100% Construction Documents complete: February 16, 2017

Note: The phase submittal due dates described above are predicated on M-DCPS approval of the Final Scope Definition Program by September 12, 2016.

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): July 2017
- Construction - Substantial Completion by: July 2019
- Final Completion by: August 2019

Terms & Conditions

1. Link has agreed to a lump sum fee for CMR Preconstruction Services of \$38,000, which represents approximately 0.88% of the Construction Budget of \$4,313,769. 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)	\$7,600
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$9,500
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$11,400
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$9,500
TOTAL PRECONSTRUCTION FEE:	\$38,000

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 prebid 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:

<u>Committee Members</u>	<u>Representing</u>
Nathaly Simon, Staff Specialist	Superintendent of Schools
Lino Fernandez, Project Manager	Office of School Facilities
Anthony Walsh, Project Manager	Office of School Facilities
Arnold Velazquez, Supervisor	Office of School Facilities - Maintenance
Harry Munoz, Building Official	Educational Facilities Code Compliance
Dr. Alexis Martinez, Region Director	Office of District School Operations
Denise Mincey-Mills, Compliance Specialist	Office of Economic Opportunity
Meriel Seymore, ABC Member	Community Representative

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Mr. Carlton Crawl, 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: 1314100 Program: 21210000 Function: 740000
 Fund: 351000 Object: 568000 Location: 1314100 Program: 21210000 Function: 740000

Prior Commissioning Actions

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

- CMR at Hialeah-Miami Lakes Senior School
GOB funded Renovations - Project No. 01326600
Preconstruction Services Commissioned: March 9, 2016
- CMR Miscellaneous 4 year Term Contract (2 year extension at Option of the Board):
January 17, 2016 through January 17, 2018
- CMR at Springview Elementary School
GOB funded Renovations - Project No. 01435000
Preconstruction Services Commissioned: October 14, 2015
- CMR at Jesse J. McCrary, Jr. Elementary School
GOB funded Renovations - Project No. 01434000
Preconstruction Services Commissioned: July 15, 2015

Principal

The Principal/Owner designated to be directly responsible to the Board for Link Construction Group, Inc., is Mr. Guillermo Fernandez. The firm is located at 5350 N.W. 77 Court, Doral, Florida 33166.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Link Construction Group, Inc., as the Construction Management at-Risk firm for General Obligation Bond funded Renovations and P.E. Shelter Replacement at Meadowlane Elementary School, located at 4280 West 8 Avenue, Hialeah, Florida 33012, Project Number, 01434800, as follows:

- 1) a lump sum fee of \$38,000 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