

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

SUBJECT: **AWARD GUARANTEED MAXIMUM PRICE (GMP) TO CARIVON CONSTRUCTION COMPANY (CARIVON), FOR THE GENERAL OBLIGATION BOND (GOB) FUNDED RENOVATIONS AND REPAIRS PROJECT AT D.A. DORSEY TECHNICAL COLLEGE, LOCATED AT 7100 N.W. 17 AVENUE, MIAMI, FLORIDA 33147; PROJECT NUMBER 01442900**

COMMITTEE: **FACILITIES AND CONSTRUCTION**

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

Background:

At its meeting of September 9, 2015 (Item F-25), the Board commissioned Carivon Construction Company (Carivon) as the Construction Management At-Risk (CMR) firm for the renovations and repairs of D.A. Dorsey Technical College. This project was part of a Sheltered Market CMR solicitation for Small and Micro Business Enterprises. As part of their pre-construction services, Carivon has worked closely with the Project Architect in developing construction documents by providing scheduling, as-built verification, constructability reviews and cost estimating services. This contract is the first phase of a two phase project and includes renovations and repairs of portions of the existing facility, as well as various site improvements. The second phase is currently in design and will begin construction as the first phase is completed, bringing the total Capital investment at D.A. Dorsey Technical College to \$6 million. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On June 16, 2016, forty (40) sealed subcontractor bids were received and opened at the School Board Administration Building. The Project Architect, staff from the Office of School Facilities Construction and the Office of Economic Opportunity witnessed the bid opening and tabulation process. Negotiations with Carivon concluded successfully and the GMP agreed to for this project is \$2,495,639, which includes an Owner's contingency of \$180,775. 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.

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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 Carivon will use on the project:

S/MBE UTILIZATION					
SUB-CONTRACTORS	ROLE/RESPONSIBILITY	MWBE	SBE/ MBE	CONTRACTED	CONTRACTED
		CERTIFICATION	CERTIFICATION	(%)	(%)
		CATEGORY	CATEGORY	Construction	Const. Mgmt.
All Points Design Corporation	Cabinets	HA	MBE	5.68%	
ARSO Enterprises, Inc.	Aluminum Windows	HA	SBE 1	3.15%	
Bella Fiore Landscaping, LLC	Landscaping	HA	MBE	0.36%	
C. L. Elias Corporation	Metal Framing, Drywall, Metal Door, Insulation, & Hardware	W	SBE 1	7.68%	
Electrical Alliance Corp.	Electrical	AA	SBE 1	12.86%	
FXP Corporation	HVAC	HA	SBE 1	22.51%	
Leadex Corporation	Civil-Site Work	HA	MBE	2.11%	
Quality Painting Solutions	Painting	HA	MBE	2.47%	
Richlin Plumbing	Plumbing	W	MBE	4.56%	
Ronald M. Gibbons Inc.	Chain Link & Estate Fence	AA	MBE	0.27%	
Vassell Tile & Marble	Ceramic Tile	AA	MBE	1.00%	
SUB-CONSULTANTS					
Design 2 Form	A/A Control – Architectural MEP	AA	MBE		5.40%
GAMAX Consulting Inc.	Construction Scheduling	HA	MBE		4.63%
TOTAL PARTICIPATION				62.65%	10.03%

LEGEND:

AA African American
HA Hispanic
W Woman

MBE Micro Business Enterprise
SBE 1 Small Business Enterprise Tier 1

Local Workforce Utilization:

Carivon will provide Local Workforce Utilization of 20% for Construction within a 7.5 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 (Phase 1)

Existing Campus:

D.A. Dorsey Technical College is located at 7100 N.W. 17 Avenue, Miami, Florida. The facility is bordered on the north by the East Coast Railroad lines, on the south by N.W. 71 Street, on the east by N.W. 17 Avenue, and on the west by N.W. 19 Avenue. The existing school was built in 1925 with additions constructed afterwards, and is comprised of twelve permanent buildings situated on an approximately 8 acre parcel of land. The facility will have a permanent capacity of 825 student stations upon completion.

Project Scope:

The renovation of existing classroom Building 4 to include; new floors, ceiling, lighting, cabinetry, technology upgrades, HVAC replacement including controls, window and door replacement, renovations of existing group restrooms to be ADA compliant, selective painting throughout, new security cameras and alarm systems, parking lot paving and restriping, electrical upgrades and other miscellaneous improvements throughout.

Project Schedule:

The timeline for this project is as follows:

- Award GMP July 13, 2016
- Substantial Completion October 20, 2017
- Final Completion/Acceptance December 20, 2017

Project Funding-General Obligation Bond:

Fund: 351000; Object: 568000; Location: 1813900; Program: 27350000; Function: 740000

Principal:

The Principal/Owner designated to be directly responsible to the Board for Carivon Construction Company is Ms. Ivonne Munne. The firm is located at 12171 S.W. 131 Avenue, Miami, Florida 33186.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida approve the Guaranteed Maximum Price contract for Carivon Construction Company (Carivon) for the General Obligation Bond funded renovations and repairs project at D.A. Dorsey Technical College, located at 7100 N.W. 17 Avenue, Miami, Florida 33147, Project Number 01442900, in the amount of \$2,495,639 which includes owner's contingency in the amount of \$180,775.

RFP:ed