

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

**SUBJECT: COMMISSIONING OF JCI INTERNATIONAL, INC., AS THE CONSTRUCTION MANAGEMENT AT-RISK FIRM (SHELTERED MARKET - SMALL BUSINESS ENTERPRISE) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT LENORA BRAYNON SMITH ELEMENTARY SCHOOL, LOCATED AT 4700 N.W. 12 AVENUE, MIAMI, FLORIDA 33127, PROJECT NUMBER 01529200**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

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

Introduction:

In June 2017, a solicitation (Request for Qualifications 153 - Sheltered Market) was published to competitively select Construction Management at-Risk (CMR) firms for 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 2<sup>nd</sup> Revision September 6, 2016):

- Renovations and New P.E. Shelter at Earlington Heights Elementary School  
4750 N.W. 22 Avenue, Miami, Florida, 33142, Project Number 01423200
- Renovations at Lenora Braynon Smith Elementary School  
4700 N.W. 12 Avenue, Miami, Florida 33127, Project Number 01529200
- Renovations at North Miami Beach Senior High School  
1247 N.E. 167 Street, North Miami Beach, Florida 33162, Project Number 01327000

Eleven (11) firms responded to the solicitation. Three (3) firms were not evaluated due to incomplete submittals. Eleven (11) firms were evaluated and all firms were shortlisted and invited to interview. On August 23, 2017, all firms interviewed and were subsequently ranked by the Selection Committee, as follows:

**Revised  
F-31**

<u>Rank</u>	<u>Firm</u>
1	Veitia Padron Incorporated
2	JCI International, Inc.
3	GEC Associates, Inc.
4	Asset Builders, L.L.C., d/b/a Messam Construction
5	Betancourt Construction & Associates, L.L.C.
6	LEGO Construction Co.
7	Stonehenge Construction, L.L.C.
8	D2 Construction, Inc.

Note: All prime firms hold a current M-DCPS Minority/Woman Business Enterprise (M/WBE) and a current M-DCPS Small Business Enterprise (SBE)/Micro Business Enterprise (MBE) Certificate.

This solicitation includes mandatory SBE/MBE 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:

<b>SBE/MBE Sub-consultant and Sub-contracting Goals</b>			<b>Local Workforce Utilization Goal (Construction)</b>
<b>Pre-construction</b>	<b>Construction</b>	<b>Construction Management</b>	
10%	20%	15%	20% (10-mile radius)

Selection:

In accordance with the solicitation and interview process, the highest-ranked firm was selected to negotiate for the highest-valued project (Earlington Heights ES), the second-ranked firm for the second-valued project (Lenora Braynon Smith ES) and the third-ranked firm for the third-valued project (North Miami Beach SHS).

JCI International, Inc. (JCI) is the second-ranked firm and therefore, negotiated for the second-valued GOB-funded Renovations project at Lenora Braynon Smith ES. The first and third-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with JCI were successfully concluded and JCI has agreed to provide the required CMR Preconstruction Services, as follows:

School Profile:

The existing facility, on a 10-acre site, is comprised of 12 permanent buildings and associated covered walkways, built between 1949 and 1999 with a total of 75,086 GSF.

Project Scope:

The preliminary scope of work for this project consists of campus-wide miscellaneous renovations, but is not limited to:

- Provide new storm drainage system (as required),
- Replacement of playground equipment and provide impact surface,
- Re-coating and re-striping of hardcourts,
- Renovation of group toilets (including ADA upgrades) and miscellaneous plumbing upgrades,
- Replacement of HVAC system components including air handlers, condensers, exhaust fans and controls to DDC (as required),
- PA, FA and security alarm systems upgrades,
- Provide security camera system,
- Selective replacement of acoustical ceilings and flooring,
- Replacement of storage cabinets and stage curtain,
- Selective roofing,
- Replacement of kitchen hood,
- Selective replacement of domestic water piping and classroom lavatories (as required),
- Provide additional GFCI electrical receptacles, interior/exterior lighting, exit signage and miscellaneous electrical work (as required),
- Repair/replacement of stage flooring, and
- Selective interior/exterior paint (as required).

Scope of Services:

The successful CMR entity will be required to provide Pre-construction Services (during all phases of programming and design). The CMR may be required to provide Guaranteed Maximum Price (GMP) proposal(s) and construction services; or the Board may re-advertise the required services and select another CM; or select an alternate construction delivery method.

The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus.

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/MBE and M/WBE certification status of the prime firm and each sub-consultant and verified the existence of a Memorandum of Understanding, outlining roles and responsibilities, as follows:

<b>PRIME FIRM:</b> <u>JCI is M-DCPS certified as a</u> <u>SBE-Tier 2 and</u> <u>Hispanic-American firm</u>  <b>SUB-CONSULTANTS</b> <b>FIRM NAME:</b>	<b>ROLE/ RESPONSIBILITY</b>	<b>M/WBE CERTIFICATION CATEGORY</b>	<b>SBE/MBE CERTIFICATION CATEGORY</b>	<b>GOAL (%) COMMITMENT</b>
J.P. Moran, Inc.	Electrical Consultant	Woman	MBE	3.0%
A+S Architects Planners, P.A.	Architect Consultant	African-American	MBE	2.0%
S&F Engineers, Inc.	Structural Consultant	Asian-American	SBE – Tier 1	2.0%
IMR Development Corp.	Civil Consultant	Service Disabled Veteran	SBE – Tier 1	3.0%
<b>TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal 10%)</b>				<b>10.0%</b>

Construction Budget: \$2,288,534 (GOB funded)

Project Schedule:

JCI has agreed to the following A/E's document submittal schedule (and the CMR draft document submittal schedule):

- Draft Scope Definition Program and Master Plan November 30, 2017
- 100% Final Scope Definition Program and Master Plan January 12, 2018

Design milestone dates (contingent on Final Scope Definition Program approval by February 2, 2018) are as follows:

- Board Commission of A/E (Part 2 services): March 14, 2018
- Phase I - Schematic Design: April 12, 2018
- Phase - II/III Construction Documents 50% complete: June 11, 2018
- Phase - II/III Construction Documents 100% complete: August 9, 2018

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): January 2019
- Construction - Substantial Completion by: March 2020
- Final Completion by: April 2020

Terms & Conditions:

1. JCI has agreed to a lump sum fee for CMR Pre-construction Services of \$22,300, which represents approximately 0.97% of the construction budget of \$2,288,534. 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)	\$ 4,460
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$ 6,690
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$ 6,690
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$ 4,460
<b>TOTAL PRE-CONSTRUCTION FEE:</b>	<b>\$ 22,300</b>

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

<b>SUPPORT SERVICES</b>	<b>LUMP SUM FEE</b>
Programming/Scope Definition (during A/E's Part 1 Services)	\$ 6,600

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 Architect/Engineer of Record (A/E), 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 A/E to ensure that all 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. All work shall be in compliance with the State Requirements for Educational Facilities, the Florida Building Code, National Fire Prevention Code, applicable life safety codes, barrier-free design guidelines, Florida Statutes, District Standards and District Policies. Passive design elements and low-energy usage features shall be incorporated in the work.
  
4. The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the CMR Agreement.

5. 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.
6. The CMR shall maintain no less than a \$500,000 Professional Liability Insurance policy with a maximum deductible of \$25,000, Worker's Compensation/Employers Liability Insurance, Comprehensive General Liability and Comprehensive Auto Liability Insurance.
7. 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.
8. The CMR is required to submit a monthly report to the OEO documenting compliance with the Mandatory SBE/MBE Utilization Goals for sub-consultants and sub-contractors.
9. 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, ABC Member  
 Israel Rodriguez-Soto, Project Manager II, Capital  
 Paul Rousseau, Project Manager II, Capital  
 Michael Krtausach, District Director, Maintenance  
 Julio Navarette, Staff Assistant  
 Dr. Alexis Martinez, Administrative Director  
 Michael Scott, Chief Policy & Procedures Analyst  
 Meriel Seymore, ABC Member

Representing

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

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Bernie Martinez, Professional Selection Analyst, of A/E Selection & Negotiations acted as the facilitator (non-voting) for the interviews and Luis F. Rodriguez, Professional Selection Analyst, A/E Selection & Negotiations served as the chief negotiator during negotiations.

Project Funding (GOB funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1008100	18210000	740000	01529200

Prior Commissioning Actions:

The Board has not commissioned/awarded JCI for services within the last three years.

Principal:

The Principal/Owner designated to be directly responsible to the Board for JCI is Julio E. Martinez. The firm is located at 12315 S.W. 132 Court, Miami, Florida 33186.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission JCI International, Inc., as the Construction Management at-Risk firm (Sheltered Market - Small Business Enterprise) for General Obligation Bond funded Renovations at Lenora Braynon Smith Elementary School, located at 4700 N.W. 12 Avenue, Miami, Florida 33127, Project Number 01529200, as follows: } Revised

- 1) Lump sum fee of \$22,300 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.

NAD:LFR:lfr

**ATTACHMENT "A"**  
**SBE/MBE & M/WBE CERTIFICATES**  
(October 11, 2017 School Board Agenda Item F-31)

GOB FUNDED RENOVATIONS AT LENORA BRAYNON SMITH MS - LEGAL AD 153 (SM SBE/MBE)

**JCI International, Inc. M-DCPS Certificates**  
**CM at-Risk**

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



**Small Business Enterprise (SBE) Certificate**

THIS CERTIFIES THAT  
**JCI International, Inc.**

IS OWNED AND CONTROLLED BY A(N)  
**TIER 2**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 11, 2016 Issue Date	September 11, 2019 Expiration Date	6504863 Vendor No.
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*Michelle Hicks-Lery*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



**Minority/Women Business Enterprise (MWBE) Certificate**

THIS CERTIFIES THAT  
**JCI International, Inc.**

IS OWNED AND CONTROLLED BY A(N)  
**HISPANIC AMERICAN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 11, 2016 Issue Date	September 11, 2019 Expiration Date	6504863 Vendor No.
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*Michelle Hicks-Lery*

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Miami, Florida 33132



**ATTACHMENT "A"**  
**SBE/MBE & M/WBE CERTIFICATES**  
(October 11, 2017 School Board Agenda Item F-31)

GOB FUNDED RENOVATIONS AT LENORA BRAYNON SMITH MS - LEGAL AD 153 (SM SBE/MBE)

**J.P. Moran, Inc. M-DCPS Certificates**  
**Electrical Consultant**

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



**Micro Business Enterprise (MBE) Certificate**

THIS CERTIFIES THAT  
**J.P. Moran, Inc.**

OWNED AND CONTROLLED FIRM, PURSUANT TO


PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

May 29, 2017	May 29, 2020	6518980
Issue Date	Expiration Date	Vendor No.

*Michelle Nicks-Lenz*

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Miami, Florida 33132

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



**Minority/Women Business Enterprise (MWBE) Certificate**

THIS CERTIFIES THAT  
**J.P. Moran, Inc.**

IS OWNED AND CONTROLLED BY A(N)  
**WOMEN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

May 29, 2017	May 29, 2020	6518980
Issue Date	Expiration Date	Vendor No.

*Michelle Nicks-Lenz*

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Miami, Florida 33132

**ATTACHMENT "A"**  
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(October 11, 2017 School Board Agenda Item F-31)

GOB FUNDED RENOVATIONS AT LENORA BRAYNON SMITH MS - LEGAL AD 153 (SM SBE/MBE)

**A+S Architects Planners, P.A. M-DCPS Certificates**  
**Architect Consultant**

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



**Micro Business Enterprise (MBE) Certificate**

THIS CERTIFIES THAT  
**A + S Architects Planners, P.A.**

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OWNED AND CONTROLLED FIRM, PURSUANT TO


PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 5, 2016 Issue Date	October 5, 2019 Expiration Date	20098496 Vendor No.
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*Michelle Hicks-Lenz*

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Miami, Florida 33132

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



**Minority/Women Business Enterprise (MWBE) Certificate**

THIS CERTIFIES THAT  
**A + S Architects Planners, P.A.**

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IS OWNED AND CONTROLLED BY A(N)  
**AFRICAN AMERICAN**

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PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 5, 2016 Issue Date	October 5, 2019 Expiration Date	6518219 Vendor No.
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*Michelle Hicks-Lenz*


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Miami, Florida 33132

**ATTACHMENT "A"**  
**SBE/MBE & M/WBE CERTIFICATES**  
(October 11, 2017 School Board Agenda Item F-31)

GOB FUNDED RENOVATIONS AT LENORA BRAYNON SMITH MS - LEGAL AD 153 (SM SBE/MBE)

**S&F Engineers, Inc. M-DCPS Certificates**  
**Structural Consultant**

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



Small Business Enterprise (SBE) Certificate  
THIS CERTIFIES THAT

**S & F ENGINEERS INC.**

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**TIER 1**

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PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

*Brian Williams*


Brian Williams, OEO Development Officer  
Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

April 28, 2016  
Issue Date

April 28, 2019  
Expiration Date

6520702  
Vendor No.

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



Minority/Women Business Enterprise (MWBE) Certificate  
THIS CERTIFIES THAT

**S & F ENGINEERS INC.**

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IS OWNED AND CONTROLLED BY AN

**ASIAN AMERICAN**

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PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

*Brian Williams*

Brian Williams, OEO Development Officer  
Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

April 28, 2016  
Issue Date

April 28, 2019  
Expiration Date


6520702  
Vendor No.

**ATTACHMENT "A"**  
**SBE/MBE & M/WBE CERTIFICATES**  
(October 11, 2017 School Board Agenda Item F-31)

GOB FUNDED RENOVATIONS AT LENORA BRAYNON SMITH MS - LEGAL AD 153 (SM SBE/MBE)

**IMR Development Corp. M-DCPS Certificates**  
**Civil Consultant**

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



**Small Business Enterprise (SBE) Certificate**

THIS CERTIFIES THAT  
**IMR Development Corp.**

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IS OWNED AND CONTROLLED BY A(N)  
**TIER 1**

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PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

August 20, 2016 Issue Date	August 20, 2019 Expiration Date	6514492 Vendor No.
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*Michelle Hicks-Lenz*

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Miami, Florida 33132

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



**Minority/Women Business Enterprise (MWBE) Certificate**

THIS CERTIFIES THAT  
**IMR Development Corp.**

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IS OWNED AND CONTROLLED BY A(N)  
**SERVICE DISABLED VETERAN**

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PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

August 20, 2016 Issue Date	August 20, 2019 Expiration Date	6514492 Vendor No.
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*Michelle Hicks-Lenz*

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