

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

SUBJECT: COMMISSIONING OF GEC ASSOCIATES, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM (SHELTERED MARKET - SMALL BUSINESS ENTERPRISE) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT NORTH MIAMI BEACH SENIOR HIGH SCHOOL, LOCATED AT 1247 N.E. 167 STREET, NORTH MIAMI BEACH, FLORIDA 33162, PROJECT NUMBER 01327000

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 2nd 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. Eight (8) 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:

<u>Rank</u>	<u>Firm</u>
1	Veitia Padron Incorporated
2	JCI International, Inc.
3	GEC Associates, Inc.
4	Asset Builders, LLC, 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:

SBE/MBE Sub-consultant and Sub-contracting Goals			Local Workforce Utilization Goal (Construction)
Pre-construction	Construction	Construction Management	
10%	20%	15%	20% (7.5-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).

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

School Profile:

The existing facility, on a 18-acre site, is comprised of 7 permanent buildings and associated covered walkways, built between 1971 and 2005 with a total of 297,223 GSF.

Project Scope:

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

- Re-coating and re-stripping of hardcourts and parking lots,

- PA and security alarm systems upgrades,
- Selective replacement of HVAC components including AHUs, exhaust fans and HVAC controls to DDC (as required),
- Selective replacement of doors and frames, acoustical ceilings and VCT flooring,
- Replacement of stage curtain and retractable bleachers,
- Replacement of water coolers and water heater,
- Replacement of Athletic Sport flooring at Building 03,
- Selective replacement of interior lighting, electrical panel board and miscellaneous electrical work, and
- Selective interior/exterior paint.

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 CMR; 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:

PRIME FIRM: <u>GEC is M-DCPS certified as a</u> <u>SBE – Tier 2 and</u> <u>Hispanic-American firm</u> SUB-CONSULTANTS FIRM NAME:	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
Ann Pope Consulting, Inc.	SBE/M/WBE Coordinator	African-American	MBE	3.0%
O.R. Painting, Inc.	Painting Consultant	Native-American	MBE	2.0%
TWR Engineers, Inc.	Management Consulting	Asian-American	SBE - Tier 1	5.0%
IMR Development Corporation	Quality Control	Service Disabled Veteran	MBE	2.0%
J.P. Moran, Inc.	Electrical Consultant	Woman	MBE	3.0%
TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal 10%)				15.0%

Construction Budget: \$1,987,283 (GOB funded)

Project Schedule:

GEC 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 December 5, 2017
- 100% Final Scope Definition Program and Master Plan January 15, 2018

Design milestone dates (contingent on Final Scope Definition Program approval by February 9, 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. GEC has agreed to a lump sum fee for CMR Pre-construction Services of \$18,750, which represents approximately 0.94% of the construction budget of \$1,987,283. 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:

PRE-CONSTRUCTION SERVICES	LUMP SUM FEE (PER TASK)
Phase I - Schematic Design (completed/accepted by M-DCPS)	\$ 3,750
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$ 5,625
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$ 5,625
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$ 3,750
TOTAL PRE-CONSTRUCTION FEE:	\$ 18,750

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

SUPPORT SERVICES	LUMP SUM FEE
Programming/Scope Definition (during A/E's Part 1 Services)	\$ 6,200

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 Office of Economic Opportunity 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

Representing

Thomas Spaulding, ABC Member	Superintendent of Schools
Israel Rodriguez-Soto, Project Manager II, Capital	Office of School Facilities
Paul Rousseau, Project Manager II, Capital	Office of School Facilities
Michael Krtausich, District Director, Maintenance	Maintenance Operations
Julio Navarette, Staff Assistant	Educational Facilities Code Compliance
Dr. Alexis Martinez, Administrative Director	Office of School Operations
Michael Scott, Chief Policy & Procedures Analyst	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. Bernie Martinez, Professional Selection Analyst, 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 chief negotiator during negotiations

Project Funding (GOB funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1754100	26810000	740000	01327000

Prior Commissioning Actions:

The Board has commissioned/awarded GEC for the following services within the last three years:

- CMR at Toussaint L'Ouverture Elementary School
GOB funded Renovations - Project No. 01435500
Pre-construction Services Commissioned: October 14, 2015
- CMR SBE at Pinecrest Elementary School
GOB funded Renovations - Project No. 01530100
Preconstruction Services Commissioned: June 21, 2017
- CMR Miscellaneous Projects up to \$ 2 million each,
2-year extension March 9, 2017

Principal:

The Principal/Owner designated to be directly responsible to the Board for GEC is Luis N. Enriquez. The firm is located at 9487 N.W. 12 Street, Doral, Florida 33172.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission GEC Associates, Inc., as the Construction Management at-Risk firm (Sheltered Market - Small Business Enterprise) for General Obligated Bond funded Renovations at North Miami Beach Senior High School, located at 1247 N.E. 167 Street, North Miami Beach, Florida 33162, Project Number 01327000, as follows:

- 1) Lump sum fee of \$18,750 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-33)

COB FUNDED RENOVATIONS AT NORTH MIAMI BEACH SHS - LEGAL AD 153 (SM SBE/MBE)

GEC Associates, Inc. M-DCPS Certificates
CM at-Risk

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate
THIS CERTIFIES THAT

GEC Associates, Inc.

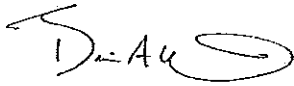
TIER 2

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02


January 9, 2015
Issue Date

January 9, 2018
Expiration Date

6503868
Vendor No.


Brian Williams, OEO Development Officer
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

GEC Associates, Inc.

IS OWNED AND CONTROLLED BY AN

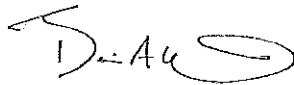
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

January 9, 2015
Issue Date

January 9, 2018
Expiration Date

6503868
Vendor No.


Brian Williams, OEO Development Officer
Office of Economic Opportunity

ATTACHMENT "A"


SBE/MBE & M/WBE CERTIFICATES

(October 11, 2017 School Board Agenda Item F-33)

GOB FUNDED RENOVATIONS AT NORTH MIAMI BEACH SHS - LEGAL AD 153 (SM SBE/MBE)

Ann Pope Consulting, Inc. M-DCPS Certificates SBE/M/WBE Coordinating Consultant

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT
Ann Pope Consulting, Inc.

OWNED AND CONTROLLED FIRM, PURSUANT TO


PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 6, 2016 November 6, 2019 6518338
Issue Date Expiration Date Vendor No.

Michelle Koko-Lang

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
Ann Pope Consulting, Inc.

IS OWNED AND CONTROLLED BY A(N)
AFRICAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 6, 2016 November 6, 2019 6518338
Issue Date Expiration Date Vendor No.

Michelle Koko-Lang

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

ATTACHMENT "A"
SBE/MBE & M/WBE CERTIFICATES
(October 11, 2017 School Board Agenda Item F-33)

GOB FUNDED RENOVATIONS AT NORTH MIAMI BEACH SHS - LEGAL AD 153 (SM SBE/MBE)

O.R. Painting, Inc. M-DCPS Certificates
Painting Consultant

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT
O.R. Painting, Inc.

OWNED AND CONTROLLED FIRM, PURSUANT TO

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 22, 2014 October 22, 2017 6519399
Issue Date Expiration Date Vendor No.

Michelle Hicks-Lantz

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
O.R. Painting, Inc.

IS OWNED AND CONTROLLED BY A(N)
NATIVE AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 22, 2014 October 22, 2017 6519399
Issue Date Expiration Date Vendor No.

Michelle Hicks-Lantz


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

ATTACHMENT "A"
SBE/MBE & M/WBE CERTIFICATES
(October 11, 2017 School Board Agenda Item F-33)

GOB FUNDED RENOVATIONS AT NORTH MIAMI BEACH SHS - LEGAL AD 153 (SM SBE/MBE)

TWR Engineers, Inc. M-DCPS Certificates
Management Consultant

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
TWR Engineers, Inc.

IS OWNED AND CONTROLLED BY A(N)
TIER 1

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 6, 2016 November 6, 2019 6509354
Issue Date Expiration Date Vendor No.

Michelle Hicks-Lenz

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
TWR Engineers, Inc.

IS OWNED AND CONTROLLED BY A(N)
ASIAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 6, 2016 November 6, 2019 6509354
Issue Date Expiration Date Vendor No.

Michelle Hicks-Lenz


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

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

GOB FUNDED RENOVATIONS AT NORTH MIAMI BEACH SHS - LEGAL AD 153 (SM SBE/MBE)

IMR Development Corp. M-DCPS Certificates
Quality Control Consultant

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
IMR Development Corp.


IS OWNED AND CONTROLLED BY A(N)
TIER 1

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-Lantz
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
IMR Development Corp.

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

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

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

GOB FUNDED RENOVATIONS AT NORTH MIAMI BEACH SHS - 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 Kedes-Lenz

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
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 Kedes-Lenz

Office of Economic Opportunity
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Miami, Florida 33132