

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

SUBJECT: COMMISSIONING OF OHL BUILDING, INC., AS THE CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR A RENOVATIONS PROJECT AT SOUTHWEST MIAMI SENIOR HIGH SCHOOL LOCATED AT 8855 S.W. 50 TERRACE, MIAMI, FLORIDA 33165, PROJECT NUMBER 01425600

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In September 2016, a solicitation was published to competitively select a Construction Management at-Risk (CMR) firm for a General Obligation Bond (GOB) funded Renovations Project at Southwest Miami Senior High School, located at 8855 S.W. 50 Terrace, Miami, Florida 33156; Project Number 01425600.

Twelve firms responded to the solicitation. One firm was not evaluated due to an incomplete submittal. Eleven firms were evaluated and six were shortlisted and invited to interview. On November 21, 2016, all six firms interviewed and were subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	OHL Building, Inc. (OHL)
2	D. Stephenson Construction, Inc. (b)
3	T & G Constructors (b)
4	Thornton Construction Company, Inc. (b)
5	Pirtle Construction Company
6	Veitia Padron Incorporated (a), (b)

Notes:

- (a) Prime firm holds a current M-DCPS Small/Micro Business Enterprise (SBE/MBE) Certificate.
- (b) Prime firm holds a current M-DCPS Minority/Woman Business Enterprise (M/WBE) Certificate.

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This solicitation includes mandatory Small Business Enterprise (SBE) and/or Micro Business Enterprise (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)	Voluntary Subcontracting Aspirational Minority/Woman Enterprise (M/WBE) Goals (Construction)
Pre-construction	Construction	Construction Management		
15%	25%	15%	20% Countywide	N/A

School Profile:

The existing facility on a 23-acre site, is comprised of 17 permanent buildings and associated covered walkways, built between 1956 and 2011 with a total of 315,391 GSF. The site also provides a shared Bus/Parent Drop-off area and five separate on-site student, visitor and staff parking. There are 20 portable buildings on site.

Project Scope:

The preliminary scope of work for this project consists of campuswide miscellaneous renovations (except Buildings 04 and 05), but is not limited to:

Site

- Provide new Parent drop-off,
- Provide new covered walkways,
- Upgrade of site drainage to include new catch basin and drainage system,
- Provide new concrete pavement,
- Repair and re-stripe asphalt paving, including traffic signage, bollards, wheel stops and ADA tactile surfaces,
- Re-surface and re-stripe basketball courts and replace basketball standards,
- Re-surface and re-stripe competition running track, and
- Replacement of kitchen grease trap and new dumpster concrete slab.

Exterior/Interior

- Replacement and modification of selective exterior windows,
- Reinforcement of roof structurally to receive A/C curbs,
- Replacement of stair treads, nosing and handrail/railings,
- Removal of lockers in corridors and replace at selected locations,
- Replacement of selective doors, frames, hardware, flooring, toilet room wall tile, ceiling tile, and
- Painting of selective interior and exterior areas as needed.

Plumbing

- Renovation of group toilet rooms and locker rooms to include fixtures, piping and finishes,

- Renovation of student and public toilet rooms with ADA-compliant layout,
- Replacement of sanitary sewer, vent piping and domestic water piping as needed,
- Replacement of 750-gallon fuel storage tank, and
- Replacement of water coolers, water heater, gas piping and Science Labs sinks.

HVAC

- Replacement of complete HVAC system to include duct dampers, direct digital control (DDC) system, cooling towers, chillers, air handling units, and unit ventilators,
- Replacement of exhaust and ventilation fans,
- Provide new structural frames to support several cooling towers and chiller units, and
- Expansion of mechanical rooms (as required).

Electrical

- Upgrade of lighting fixtures (including stage lighting) and replacement of distribution panel board,
- Increase electrical service for new equipment (as required), and
- Provide new Public Address System (Bldg. 6 and Site) and Security Camera System (Bldgs. 1 and 5) and minor electrical upgrades.

Scope of Services:

The successful CMR entity will be required to provide Pre-construction services for the project. The CMR may be required to provide a 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. 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, MBE and M/WBE certification status of each sub-consultant and verified the existence of a Memorandum of Understanding, outlining roles and responsibilities, as follows:

PRIME FIRM: <u>OHL is not a M-DCPS certified SBE/MBE or M/WBE firm</u> SUB-CONSULTANTS FIRM NAME:	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
Asset Builders dba Messam Construction	Estimating Consultant	African- American	SBE-T1	10.5
IMR Development Corp.	Quality Control Consultant	Service Disabled- Veteran	SBE-T1	1.0
Dominion Builders, LLC	Scheduling Consultant	Native- American	SBE-T2	1.5
S & F Engineers, Inc.	Structural Review Consultant	Asian- American	SBE-T1	2.0
Richlin Plumbing, Inc.	Plumbing Consultant	Woman	MBE	1.0
TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal <u>15%</u>)				16.0%

Construction Budget: \$9,074,160 (GOB funded)

Project Schedule:

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

- Phase I - Schematic Design: March 1, 2017
- Phase - II/III Construction Documents 50% complete: April 28, 2017
- Phase - II/III Construction Documents 100% complete: July 7, 2017

- Board Award - Guaranteed Maximum Price (GMP): December 6, 2017
- Construction - Substantial Completion by: December 2019
- Final Completion/Occupancy by: February 2020

Terms & Conditions:

1. OHL has agreed to a lump sum fee for CMR Pre-construction Services of \$75,000 which represents approximately 0.83% of the construction Budget of \$9,074,160. 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)	\$ 15,000
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$ 18,750
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$ 22,500
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$ 18,750
TOTAL PRE-CONSTRUCTION FEE:	\$ 75,000

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

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. 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 SBE/MBE 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:

Committee Members

Thomas Spaulding, ABC Member
 Larry Freeland, Project Manager II
 Bernard Eugene, Project Manager II
 Luis Martinez, Director
 Julio Navarrete, Staff Assistant
 Ana Maria Arias, Planner, Advance Planning
 Christopher Gardner, Compliance Analyst
 Meriel Seymore, ABC Member

Representing

Superintendent of Schools
 Office of School Facilities
 Office of School Facilities
 Office of School Facilities-Maintenance
 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. Mr. Ed Ford, Professional Selection Analyst of A/E Selection & Negotiations acted as the facilitator (non-voting) for the interviews and chief negotiator during negotiations.

Project Funding (GOB):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1774100	26990000	740000	01425600

Prior Commissioning Actions:

The Board has not commissioned/awarded OHL any services within the last three years:

Principal:

The Principal/Owner designated to be directly responsible to the Board for OHL is Mr. Frank Vilar. The firm is located at 7051 S.W. 12 Street, Miami, Florida 33144.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission OHL Building, Inc., as the Construction Management at-Risk firm for a Renovations Project at Southwest Miami Senior High School at 8855 S.W. 50 Terrace, Miami, Florida 33165; Project Number 01425600, as follows:

- 1) Lump sum fee of \$75,000 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:EF:rg