

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

SUBJECT: **AWARD GUARANTEED MAXIMUM PRICE TO GEC ASSOCIATES, INC., FOR THE GENERAL OBLIGATION BOND FUNDED RENOVATIONS AND REPAIRS PROJECT AT TOUSSAINT L'OUVERTURE ELEMENTARY SCHOOL, LOCATED AT 120 N.E. 59 STREET, MIAMI, FLORIDA 33137; PROJECT NUMBER 01435500**

COMMITTEE: **FACILITIES AND CONSTRUCTION**

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

Background:

At its meeting of October 14, 2015 (Item F-35), the Board commissioned GEC Associates, Inc. (GEC), as the Construction Management at-Risk (CMR) firm for the renovations and repairs of Toussaint L'ouverture Elementary School. As part of their pre-construction services, GEC has worked closely with the Project Architect in developing construction documents by providing scheduling, as-built verification, constructability reviews and cost estimating services. This project is for the construction, renovation and repair of portions of the existing facility, and various site improvements. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On December 2, 2016 and subsequently on December 8, 2016, twenty-four (24) 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 GEC concluded successfully and the GMP agreed to for this project is \$2,664,353, which includes an Owner's contingency of \$124,865. 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.

Small/Micro Business S/MBE Utilization:

The S/MBE participation goals established for this project were 15% for Construction Management and 20% for Construction (as determined by the M-DCPS Goal Setting Committee). The following table details S/MBE firms that GEC will use on the project:

S/MBE UTILIZATION					
SUB-CONSULTANT FIRMS (Construction Services)	ROLE/RESPONSIBILITY	MWBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	CONTRACTED (%) Construction	CONTRACTED (%) Const. Mgmt.
BGL Plumbing Contractors, LLC.	Plumbing	HA	MBE	8.89%	
Easy Painting & Decorating, Inc.	Painting	AA	MBE	8.51%	
Electrical Alliance Corporation	Electrical	AA	SBE 1	8.21%	
Vassell Tile & Marble, Inc.	Flooring (Tiles)	AA	MBE	1.77%	
Ann Pope Consulting, Inc.	Quality Control	AA	MBE		1.81%
Gamax Consulting, Inc.	Scheduling	HA	MBE		2.84%
Lee Construction Group, Inc.	Plan Review	HA	SBE 2		10.67%
TOTAL PARTICIPATION				27.38%	15.32%

LEGEND:

AA African American
HA Hispanic

MBE Micro Business Enterprise
SBE 1 Small Business Enterprise Tier 1
SBE 2 Small Business Enterprise Tier 2

Local Workforce Utilization:

GEC will provide Local Workforce Utilization of 20% for Construction within a 10-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

Existing Campus:

Toussaint L'ouverture Elementary School is located at 120 N.E. 59 Street, Miami, Florida. The facility is bordered on the north by Northeast 59 Street, on the east by Northeast Miami Place, on the west by North Miami Avenue, and on the south by Northeast 58 Street. The existing school was built in 1986 and is currently comprised of 7 permanent buildings situated on an approximately 7-acre parcel of land. The facility has a permanent capacity of 682 student stations.

Project Scope:

The proposed scope of work for this project includes, but is not limited to: demolition of existing portables, new covered walkway structure at bus drop-off, replacement of HVAC systems including controls, group restroom renovation and expansion, classroom restroom renovations, re-roofing at Media Center, selective classroom cabinet replacement, selective exterior painting and other miscellaneous improvements throughout.

Project Schedule:

The timeline for this project is as follows:

- Award GMP January 25, 2017
- Substantial Completion July 26, 2018
- Final Completion/Acceptance September 24, 2018

Project Funding-General Obligation Bond:

Fund 351000; Object: 568000; Location: 1305100; Program: 07890000; Function: 740000
Fund 360000; Object: 568000; Location: 1305100; Program: 15080000; Function: 740000

Principal:

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

RECOMMENDED: That The School Board of Miami-Dade County, Florida award the Guaranteed Maximum Price contract to GEC Associates, Inc. for the General Obligation Bond funded renovations and repairs project at Toussaint L'ouverture Elementary School, located at 120 N.E. 59 Street, Miami, Florida 33137; Project Number 01435500, in the amount of \$2,664,353, which includes owner's contingency in the amount of \$124,865.

RFP:ed