

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

SUBJECT: COMMISSIONING OF T&G CORPORATION (DBA T&G CONSTRUCTORS) AS THE CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR GENERAL OBLIGATION BOND FUNDED BUILDING 01 REPLACEMENT AND RENOVATIONS PROJECT AT COMSTOCK ELEMENTARY SCHOOL, LOCATED AT 2420 N.W. 18 AVENUE, MIAMI, FLORIDA 33142; PROJECT NUMBER 01433100

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In September 2016, a solicitation (Request for Qualifications #144) 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):

- Building 01 Replacement at Comstock Elementary School, 2420 N.W. 18 Avenue, Miami, Florida, 33142; Project Number 01433100,
- Renovations at Coral Gables Senior High School, 450 Bird Road, Miami, Florida 33146; Project Number 01433200 and
- Renovations and New Addition at Dr. Henry W. Mack/West Little River K-8 Center, 2450 N.W. 84 Street, Miami, Florida 33147; Project Number 01443200

Thirteen (13) firms responded to the solicitation. Two (2) firms were not evaluated due to incomplete submittals. Eleven (11) firms were evaluated and seven (7) were shortlisted and invited to interview. On December 21, 2016, all seven (7) firms interviewed and were subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	T&G Constructors ^(a)
2	OHL Building, Inc. (OHL)
3	Unitech Builders Corp. ^{(a), (b)}
4	D. Stephenson Construction, Inc. ^(a)
5	Stobs Bros. Construction Co.
6	Pirtle Construction Company
7	Veitia Padron Incorporated ^{(a), (b)}

Note:

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

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)
Pre-construction	Construction	Construction Management	
15%	25%	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, the second-ranked firm for the second-valued project and the third-ranked firm for the third-valued project.

T&G Constructors (T&G), was ranked first and, therefore, negotiated for the highest-valued GOB funded Building 01 Replacement and Renovations project at Comstock Elementary School. The second-ranked and third-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with T&G were successfully concluded and T&G has agreed to provide the required CMR Preconstruction Services, as follows:

School Profile:

The existing facility, on a 12-acre site, is comprised of 8 permanent buildings and associated covered walkways, built between 1925 and 1992 with a total of 78,991 GSF.

Project Scope:

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

Site

- Demolition and replacement of Building 01 with a new 36,405 SF building to house Classrooms, Art and Music Labs and Media Center,
- Provide selective new covered walkways,
- Replacement of Kindergarten playground,
- Re-surfacing and re-stripping of basketball courts, and
- Demolition of 6 portables including site restoration.

Exterior/Interior

- Replacement of selective windows in Building 02,
- Renovation of selective interior finishes, and
- Painting of selective interior and exterior areas (as required).

Plumbing

- Renovation of group and single toilet rooms to include fixtures, piping, finishes, and
- Replacement of sanitary sewer and domestic water piping (as required) and provide new back-flow preventer.

HVAC

- Replacement of complete HVAC system components to include exhaust fans and Direct Digital Control (DDC)/EMS system (as required).

Electrical

- Provide new Public Address System in Building 08, and
- Provide new Security Camera System (as required) 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.

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: T&G is a M-DCPS certified M/WBE firm SUB-CONSULTANTS FIRM NAME:	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
Computer Based Associates, Inc.	Design Review	Asian-American	MBE	3.0%
RJ Spencer Construction, LLC	Outreach	African-American	MBE	3.0%
Associated Flooring Company	Constructability	Service Disabled Veteran	MBE	3.0%
Fence Solutions Corp.	Minority Utilization/Staging	Woman	MBE	3.0%
Dominion Builders, LLC	Testing/ Investigation	Native-American	SBE - T1	3.0%
TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal 15%)				15.0%

Construction Budget: \$7,832,371 (GOB-funded)

Project Schedule:

T&G has agreed to the following A/E's document submittal schedule (and the CMR draft document submittal schedule):

- 100% Final Scope Definition Program (submittal): July 11, 2017

Design milestone dates (contingent on Final Scope Definition Program Approval by July 21, 2017) are as follows:

- Board Commission of A/E (Part 2 services) September 2017
- Phase I - Schematic Design: October 2017
- Phase - II/III Construction Documents 50% complete: December 2017
- Phase - II/III Construction Documents 100% complete: April 2018

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): August 2018
- Construction - Substantial Completion by: March 2020
- Final Completion/Occupancy by: April 2020

Terms & Conditions:

1. T&G has agreed to a lump sum fee for CMR Pre-construction Services of \$74,614 (including Programming/Scope Definition) which represents approximately 0.95% of the construction Budget of \$7,832,371. 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)
Programming/Scope Definition (during A/E's Part 1 Services)	\$ 5,000
Phase I - Schematic Design (completed/accepted by M-DCPS)	\$ 13,923
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$ 20,884
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$ 20,884
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$ 13,923
TOTAL PRE-CONSTRUCTION FEE:	\$ 74,614

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
 Dr. Alexis Martinez, Administrative Director
 Francis Hoar, Administrative Director
 Ivan Gonzalez, Project Manager II
 Bernard Eugene, Project Manager II
 Cesar Gomez, Sr. Building Code Inspector II
 Christopher Gardner, SBE Contract Analyst
 Meriel Seymore, ABC Member

Representing

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

Mr. Rene Hackshaw, Project Manager II of the Office of School Facilities, originally assigned as a voting member, recused himself due to a potential conflict of interest. Therefore, Mr. Rene Hackshaw was replaced by Mr. Bernard Eugene (originally appointed as the alternate-at-large).

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Mr. Luis F. Rodriguez, 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	563000	1088100	19110000	740000	01433100
351000	568000	1088100	19110000	740000	01433100

Prior Commissioning Actions:

The Board has commissioned/awarded T&G for the following services within the last three years:

- CMR at Miami Northwestern Senior High School
GOB funded Renovations - Project No. 01326900
Preconstruction Services Commissioned: October 7, 2014

Principal:

The Principal/Owner designated to be directly responsible to the Board for T&G is Mr. Ricardo Gonzalez. The firm is located at 8348 N.W. 56 Street, Miami, Florida 33166.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission T&G Constructors (dba T&G Corporation), as the Construction Management at-Risk firm for General Obligated Bond Funded Building 01 Replacement and Renovations Project at Comstock Elementary School, located at 2420 N.W. 18 Avenue, Miami, Florida 33142; Project Number 01433100, as follows:

- 1) Lump sum fee of \$74,614 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:rg