

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

**SUBJECT: COMMISSIONING OF OHL BUILDING, INC. AS THE CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS PROJECT AT CORAL GABLES SENIOR HIGH SCHOOL, LOCATED AT 450 BIRD ROAD, CORAL GABLES, FLORIDA 33146; PROJECT NUMBER 01433200**

**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 2<sup>nd</sup> Revision September 6, 2016):

- Building 01 Replacement at Comstock Elementary School, 2450 NW 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 NW 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:

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

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:

<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>	
15%	25%	15%	20% County-wide

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.

OHL Building, Inc. (OHL), was ranked second and, therefore, negotiated for the second highest-valued GOB-funded Renovations project at Coral Gables Senior High School. The first-ranked and third-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with OHL were successfully concluded and OHL has agreed to provide the required CMR Preconstruction Services, as follows:

School profile:

The existing facility, on a 25-acre site, is comprised of 14 permanent buildings and associated covered walkways, built between 1950 and 2010 with a total of 290,273 GSF.

Project scope:

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

### Site

- Provide new Bus Drop-off area to include associated drives and covered walkways, and
- Provide sealcoat and re-stripping of parking areas; to include replacement of wheel stops.

### Exterior/Interior

- Replacement of windows at Buildings 01 - 05, 07 and 08,
- Replacement of roofing at Buildings 05 and 06,
- Replacement of flooring at Building 04,
- Replacement of selective acoustical ceilings, interior and exterior doors, frames, and hardware, and
- Painting of exterior (as required).

### Plumbing

- Replacement of selective fixtures and finishes at group toilet rooms,
- Replacement of selective drinking fountains,
- Renovations of group toilets, locker rooms and showers at Building 08, and
- Replacement of gas piping at Building 03.

### HVAC

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

### Electrical

- Provide additional security cameras and fire alarm devices, and
- Upgrade sound system at Building 08.

### 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:

<b>PRIME FIRM:</b> <u>OHL is not a M-DCPS certified M/WBE firm</u> <b>SUB-CONSULTANTS</b> <b>FIRM NAME:</b>	<b>ROLE/ RESPONSIBILITY</b>	<b>M/WBE CERTIFICATIO N CATEGORY</b>	<b>SBE/MBE CERTIFICATIO N CATEGORY</b>	<b>GOAL (%) COMMITMENT</b>
Asset Builders (dba Messam Construction)	CM Estimating/ Outreach	African-American	SBE - Tier 1	10.5%
IMR Development Corp.	Quality Control	Service Disabled Veteran	SBE - Tier 1	1.0%
Dominion Builders, LLC	Scheduling	Native-American	SBE - Tier 1	1.5%
S&F Engineers, Inc.	Structural Review	Asian-American	SBE - Tier 1	2.0%
Richlin Plumbing, Inc.	Plumbing	Woman	MBE	1.0%
<b>TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal 15%)</b>				<b>16.0%</b>

Construction Budget: \$7,341,720 (GOB-funded)

Project Schedule:

OHL 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. OHL has agreed to a lump sum fee for CMR Pre-construction Services of \$69,250 } Revised (including Programming/Scope Definition) which represents approximately 0.94% of the construction Budget of \$7,341,720. 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>
Programming / Scope Definition (during A/E's Part 1 services)	\$ 4,800
Phase I - Schematic Design (completed/accepted by M-DCPS)	\$ 12,890
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$ 16,112
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$ 19,335
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$ 16,113
<b>TOTAL PRE-CONSTRUCTION FEE:</b>	<b>\$ 69,250</b>

} Revised

} Revised

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

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, Rene Hackshaw was replaced by 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. 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	568000	1707100	26240000	740000	01433200
391000	568000	1707100	26240000	740000	01433200

Prior Commissioning Actions:

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

- CMR at Southwest Miami Senior High School  
GOB-funded Renovations - Project No. 01425600  
Preconstruction Services Commissioned: January 25, 2017
- OHL has no other previous commissions.

Principal:

The Principal/Owner designated to be directly responsible to the Board for OHL is Frank Vilar. The firm is located at 7050 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 General Obligation Bond Funded Renovations Project at Coral Gables Senior High School, located at 450 Bird Road, Miami, Florida 33146; Project Number 01433200, as follows:

- 1) Lump sum fee of \$69,250 for Pre-construction Services; } Revised  
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