

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

SUBJECT: COMMISSIONING OF M.A.C. CONSTRUCTION, INC., AS THE CONSTRUCTION MANAGEMENT AT-RISK FIRM (SHELTERED MARKET - SMALL BUSINESS ENTERPRISE) FOR GENERAL OBLIGATION BOND-FUNDED RENOVATIONS AND P.E. SHELTER REPLACEMENT PROJECT (PHASE I) AT M. A. MILAM K-8 CENTER, LOCATED AT 6020 W. 16 AVENUE, HIALEAH, FLORIDA 33012, PROJECT NUMBER 01423600

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In October 2016, a solicitation (Request for Qualifications 146) was published to competitively select a Construction Management at-Risk (CMR) firm, Sheltered Market for Small Business Enterprise (SBE) or Micro Business Enterprise (MBE), for General Obligation Bond (GOB) funded Renovations and P.E. Shelter Replacement Project (Phase I) at M. A. Milam K-8 Center, located at 6020 W. 16 Avenue, Hialeah, Florida 33012, Project Number 01423600; under the "Procedures for the Selection of Construction Management (CM), CM at-Risk and Program Management Services" (Pilot Program 2nd Revision dated September 6, 2016).

Nine (9) firms responded to the solicitation. One (1) firm was not evaluated due to an incomplete submittal. Eight (8) firms were evaluated and five (5) firms were shortlisted and invited to interview. On February 2, 2017, all five (5) firms interviewed and were subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	M.A.C. Construction, Inc. (MAC) ^{(a) (b)}
2	Stonehenge Construction, L.L.C. ^{(a) (b)}
3	Unitech Builders Corp. ^{(a) (b)}
4	Carivon Construction Co. ^{(a) (b)}
5	LEGO Construction Company ^{(a) (b)}

Note:

1. (a) Prime firm holds a current M-DCPS Minority/Woman Business Enterprise (M/WBE) Certificate.
- (b) Prime firm holds 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 (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% 10-mile radius

Negotiations with MAC were successfully concluded and MAC has agreed to provide the required CMR Pre-construction Services, as follows:

School Profile:

The existing facility is on a 13-acre site and is comprised of 12 permanent buildings and associated covered walkways built between 1961 and 1998 with a total of 94,253 GSF.

Project Scope:

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

Site

- Demolition and replacement of Building 13 (PE Shelter) with a new 2,750 SF structure;
- Demolition of existing portables including site restoration;
- Replacement of playground and related items; and
- Re-surfacing and re-striping of parking areas and hardcourts including replacement of basketball goal standards.

Exterior/Interior

- Replacement of damaged carpet, damaged exterior wood doors, frames and hardware (if required), and damaged storage cabinets;
- Replacement of serving line; and
- Painting of selective areas.

Plumbing

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

HVAC

- Replacement of HVAC system components (as required); and
- Replacement of cooling tower, water chiller, exhaust fans, and Direct Digital Control (DDC)/EMS system (as required).

Electrical

- Replacement of selective Security Alarm contacts and provide a Security Alarm system at Building 08;
- Replacement of selective lighting fixtures and receptacles;
- Replacement of damaged distribution panels, panelboard and upgrade of electrical circuits (as required);
- Repair/replacement of generator; and
- Replacement of selective Fire Alarm system devices.

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 each sub-consultant and verified the existence of a Memorandum of Understanding, outlining roles and responsibilities, as follows:

PRIME FIRM: <u>MAC is M-DCPS certified as a SBE-Tier 1 and Woman owned firm</u> SUB-CONSULTANTS FIRM NAME:	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
Al Hill Plumbing Corporation	Plumbing Consultant	African-American	SBE-Tier 1	3.0%

PRIME FIRM: MAC is M-DCPS certified as a SBE-Tier 1 and Woman owned firm SUB-CONSULTANTS FIRM NAME:	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
J.P. Moran, Inc.	Electrical Consultant	Woman	MBE	3.0%
Kasas Construction, Inc.	Masonry/Carpentry Consultant	Asian-American	MBE	3.0%
Associated Flooring Company	Finishes/Flooring Consultant	Service Disabled Veteran	MBE	1.0%
Curtis Painting & Waterproofing, Inc.	Finishes/Painting Consultant	African-American	SBE - Tier 1	1.0%
TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal 10%)				11.0%

Construction Budget: \$4,143,452 (GOB-funded)

Project Schedule:

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

- 100% Final Program / Scope Definition submittal: July 19, 2017

Design milestone dates (contingent on Final Scope Definition Program Approval by July 26, 2017) are as follows:

- Board Commission of A/E (Part 2 services) September 6, 2017
- Phase I - Schematic Design: September 29, 2017
- Phase - II/III Construction Documents 50% complete: November 20, 2017
- Phase - II/III Construction Documents 100% complete: January 16, 2018

Project construction milestone dates are as follows:

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

Terms & Conditions:

- MAC has agreed to a lump sum fee for CMR Pre-construction Services of \$37,000, which represents approximately 0.90% of the Construction Budget of \$4,143,452. 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)	\$ 7,400
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$ 9,250
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$ 11,100
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$ 9,250
TOTAL PRE-CONSTRUCTION FEE:	\$ 37,000

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)	\$ 4,100

- 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.
- 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 \$500,000 Professional Liability Insurance policy with a maximum deductible of \$10,000, 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
 Don Bailey, Senior Project Manager (PB)
 Marlene Rett, Project Manager II (PB)
 Arnold Velasquez, Supervisor II
 Julio Navarrete, Staff Assistant
 Dr. Alexis Martinez, Administrative Director
 Christopher Gardner, Compliance Analyst
 Meriel Seymore, ABC Member

Representing

Superintendent of Schools
 Office of School Facilities
 Office of School Facilities
 Maintenance Operations
 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. 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-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1342100	21480000	740000	01423600

Prior Commissioning Actions:

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

- CMR SBE at Rockway Elementary School
GOB-funded Renovations and P.E. Shelter Replacement, Project Number 01425200
Preconstruction Services Commissioned: September 9, 2015
GMP Amendment: November 23, 2016

Principal:

The Principal/Owner designated to be directly responsible to the Board for MAC is Nicholas Ceavers. The firm is located at 9500 N.W. 12 Street, Bay 2, Doral, Florida 33172.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission M.A.C. Construction, Inc., as the Construction Management at-Risk firm (Sheltered Market - Small Business Enterprise) for General Obligation Bond-funded Renovations and P. E. Shelter Replacement Project (Phase I) at M. A. Milam K-8 Center, located at 6020 W. 16 Avenue, Hialeah, Florida 33012, Project Number 01423600, as follows:

- 1) Lump sum fee of \$37,000 for CMR Pre-construction Services and; and
- 2) Project scope, support fee of \$4,100 during programming, and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:EF:rg