

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

**SUBJECT:** COMMISSIONING OF CARIVON CONSTRUCTION COMPANY, AS CONSTRUCTION MANAGEMENT AT-RISK FIRM (SHELTERED MARKET - SMALL BUSINESS ENTERPRISE) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS PROJECT AT GREYNOLDS PARK ELEMENTARY SCHOOL, LOCATED AT 1536 N.E. 179 STREET, NORTH MIAMI BEACH, FLORIDA 33162, PROJECT NUMBER 01423700

**COMMITTEE:** FACILITIES AND CONSTRUCTION

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

Introduction:

In December 2016, a solicitation (Request for Qualifications 149) 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 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):

- Coral Way K-8 Center  
1950 S.W. 13 Avenue, Miami, Florida 33145, Project No. 01528300
- South Miami Middle School  
6750 S.W. 60 Street, South Miami, Florida 33143, Project No. 01530300
- Greynolds Park Elementary School  
1536 N.E. 179 Street, North Miami Beach, Florida 33162, Project No. 01423700
- Redland Elementary School  
16001 S.W. 248 Street, Homestead, Florida 33031, Project No. 01440100

Thirteen (13) firms responded to the solicitation. All firms were evaluated and eight (8) firms were shortlisted and invited to interview. On March 3, 2017, all the firms interviewed and were subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	M.A.C. Construction, Inc. <sup>(a) (b)</sup>
2	LEGO Construction Co. <sup>(a) (b)</sup>
3	Carivon Construction Company <sup>(a) (b)</sup>
4	Veitia Padron Incorporated <sup>(a) (b)</sup>
5	Unitech Builders Corp. <sup>(a) (b)</sup>
6	GEC Associates, Inc. <sup>(a) (b)</sup>
7	JCI International, Inc. <sup>(a) (b)</sup>
8	Mexal Corp. <sup>(a) (b)</sup>

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, sub-contracting goals, and a Local Workforce Utilization Goal (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>	
10%	20%	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, the third-ranked firm for the third-valued project, and the fourth-ranked firm for the fourth-valued project.

Carivon Construction Company (Carivon), was the third-ranked firm and, therefore, negotiated for the third-valued GOB-funded Renovations Project at Greynolds Park Elementary School. The first, second, and fourth-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with Carivon were successfully concluded and Carivon has agreed to provide the required CMR Pre-construction Services, as follows:

School Profile

The existing facility, on approximately 6 acres, is comprised of 14 permanent buildings and associated covered walkways, built between 1957 and 1997 with a total of 53,286 GSF.

### Preliminary Project Scope

The preliminary scope of campus-wide renovations includes, but is not limited to:

- Demolition of 12 portable buildings and site restoration,
- Replacement of playground, recoating and restriping of paved play surfaces,
- Replacement of HVAC equipment, and HVAC Controls, repair/replace HVAC components (as required),
- Miscellaneous safety to life upgrades,
- Addition of security cameras,
- Replacement of roof deck SS Building 01,
- Window replacement at Buildings: 02 thru 05 and 12,
- Replacement of base cabinet at buildings: 02 thru 05,
- Renovation of Group toilet rooms at Buildings: 03, 04 and 07, and Campus- wide miscellaneous plumbing upgrades,
- Electrical upgrades at Buildings: 01 thru 06, to include: panel board, electrical circuits, electrical receptacles etc.,
- Replacement of Interior lights at Buildings: 01 and 06,
- Replacement of vinyl flooring at Building 11, and
- Selective exterior paint.

### 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:

<b>PRIME FIRM:</b> <u>Carivon is M-DCPS certified as a SBE-Tier 1 and Hispanic-owned firm</u>	<b>ROLE/ RESPONSIBILITY</b>	<b>M/WBE CERTIFICATION CATEGORY</b>	<b>SBE/MBE CERTIFICATION CATEGORY</b>	<b>GOAL (%) COMMITMENT</b>	<b>NON-SBE/MBE % COMMITMENT</b>
<b>SUB-CONSULTANTS FIRM NAME:</b>					
Associated Flooring Co.	Flooring Consultant	Service-Disabled Veteran	MBE	2.0%	
D.L. Fields, LLC	Architectural Consultant	Woman	MBE	4.0%	
Engineering Consortium, Inc.	MEP Consultant	African-American	-	-	4%
TWR Engineers, Inc. (*)	Engineering Consultant	Asian-American	SBE1	4.0%	
<b>TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal: 10%)</b>				<b>10.0%</b>	<b>-</b>
<b>TOTAL NON-SBE/MBE PARTICIPATION</b>				<b>-</b>	<b>4%</b>
<b>TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)</b>				<b>14.0%</b>	

(\*) HP Consultants, Inc., Asian-American (AS), was originally submitted as a sub-consultant for both the selected A/E of Record and the selected CMR for Greynolds Park ES. To avoid a conflict of interest, Carivon substituted TWR Engineers, Inc., as an Engineering Consultant (AS) to replace HP Consultant, Inc.

Construction Budget: \$2,032,095 (GOB-funded)

Project Schedule:

Carivon has agreed to the following A/E's document submittal schedule:

- 100% Final Scope Definition Program: June 26, 2017

Note: Design milestone dates (contingent on Final Scope Definition Program Approval by July 6, 2017) are as follows:

- Board Commission of A/E (Part 2 services): August 9, 2017
- Phase I - Schematic Design: September 1, 2017
- Phase - II/III Construction Documents 50% complete: October 16, 2017
- Phase - II/III Construction Documents 100% complete: December 5, 2017

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): May 2018
- Construction - Substantial Completion by: August 2019

Terms & Conditions:

1. Carivon has agreed to a lump sum fee for CMR Pre-construction Services of \$18,900 which represents approximately 0.93% of the Construction Budget of \$2,032,095. 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>
Phase I - Schematic Design (completed/accepted by M-DCPS)	\$ 3,800
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$ 4,700
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$ 5,700
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$ 4,700
<b>TOTAL PRE-CONSTRUCTION FEE:</b>	<b>\$ 18,900</b>

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

<b>SUPPORT SERVICES</b>	<b>LUMP SUM FEE</b>
Programming / Scope Definition (during A/E's Part 1 Services)	\$ 2,800

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 \$500,000 Professional Liability Insurance policy with a maximum deductible of \$25,000, 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  
 Blanca Bazan, Sr. P.M., Construction  
 Alberto Marin, P.M. II, Construction  
 Nicholas Capone, Director  
 Julio Navarrete, Staff Assistant  
 Michelle Hicks-Levy, Executive Director  
 Meriel Seymore, ABC Member  
 Hilda Jimenez, Planner

Representing

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

The Office of District Schools Operations' representative, Dr. Alexis Martinez, could not participate as a voting member on the Selection Committee. Therefore, Ms. Hilda Jimenez Planner, the Alternate at-large represented School Operations as a voting member. Representatives of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Carlton Crawl, 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	1228100	20250000	740000	01423700

Prior Commissioning Actions:

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

- CMR SBE at D.A. Dorsey Technical College  
GOB-funded Renovations, Project Number 01442900  
Preconstruction Services Commissioned: September 9, 2015  
GMP Amendment: July 13, 2016

Principal:

The Principal/Owner designated to be directly responsible to the Board for Carivon is Ivonne Munne. The firm is located at 12171 S.W. 131 Avenue, Miami, Florida 33186.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission Carivon Construction Company, as Construction Management at-Risk firm (Sheltered Market - Small Business Enterprise) for General Obligation Bond funded Renovations Project at Greynolds Park Elementary School, located at 1536 N.E. 179 Street, North Miami Beach, Florida 33162, Project Number 01423700, as follows:

- 1) Lump sum fee of \$18,900 for CMR Pre-construction Services and; and
- 2) Project scope, support fee of \$2,800 during programming, and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:CC:lfr