

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

SUBJECT: COMMISSIONING OF M.A.C. CONSTRUCTION, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM (SHELTERED MARKET - SMALL BUSINESS ENTERPRISE) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS PROJECT AT CORAL WAY K-8 CENTER, LOCATED AT 1950 S.W. 13 AVENUE, MIAMI, FLORIDA 33145, PROJECT NUMBER 01528300

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 Renovation 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):

- 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, 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. ^{(a) (b)}
2	LEGO Construction Co. ^{(a) (b)}
3	Carivon Construction Company ^{(a) (b)}
4	Veitia Padron Incorporated ^{(a) (b)}
5	Unitech Builders Corp. ^{(a) (b)}
6	GEC Associates, Inc. ^{(a) (b)}
7	JCI International, Inc. ^{(a) (b)}
8	Mexal Corp. ^{(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, 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% 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.

M.A.C. Construction, Inc. (MAC), was ranked highest and, therefore, negotiated for the highest-valued GOB-funded Renovations Project at Coral Way K-8 Center. The second, third and fourth-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. 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, on approximately 7 acres, is comprised of 8 permanent buildings and associated covered walkways built between 1936 and 2008 with a total of 143,248 GSF.

Preliminary Project Scope:

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

- Repair of artificial turf; resurface and restripe basketball courts and provide panic hardware on site perimeter gates,
- Building 01: replacement of single-hung wood windows and selective replacement of VCT flooring, acoustical ceiling tiles, interior lighting and electrical receptacles upgrades; replacement of group restroom infrastructure and fixtures, domestic water piping and complete HVAC system; replace HVAC components (as required),
- Building 02: replacement of sinks and domestic water piping; replacement of HVAC AHU, related HVAC components and insulate ductwork (as required),
- Building 06: replacement of roof and selective replacement of VCT flooring; HVAC test and balance and repairs as required,
- Building 300: repair of HVAC ductwork/Variable Frequency Drives and exterior corridor ceiling plaster, and
- Selective paint as needed.

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: MAC is M-DCPS certified as a <u>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%
J.P. Moran, Inc.	Electrical Consultant	Woman	MBE	3.0%
Kasas Construction, Inc.	Window/Sitework 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: \$2,291,153 (GOB-funded)

Project Schedule:

MAC 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:

- MAC has agreed to a lump sum fee for CMR Pre-construction Services of \$21,500, which represents approximately 0.94% of the Construction Budget of \$2,291,153. 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)	\$ 4,300
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$ 5,400
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$ 6,400
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$ 5,400
TOTAL PRE-CONSTRUCTION FEE:	\$ 21,500

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)	\$ 3,000

- 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	1112100	27970000	740000	01528300

Prior Commissioning Actions:

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

- CMR SBE at M. A. Milam K-8 Center
GOB-funded Renovations and P.E. Shelter Replacement, Project Number 01423600
Pre-construction Services Commissioned: March 15, 2017
- 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 Kelli Erbs Garcell. 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 Construction Management at-Risk firm (Sheltered Market - Small Business Enterprise) for General Obligation Bond funded Renovations Project at Coral Way K-8 Center, located at 1950 S.W. 13 Avenue, Miami, Florida 33145, Project Number 01528300, as follows:

- 1) Lump sum fee of \$21,500 for CMR Pre-construction Services and; and
- 2) Project scope, support fee of \$3,000 during programming, and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:CC:lfr