

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

**SUBJECT:** COMMISSIONING OF GEC ASSOCIATES, INC., AS  
CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR  
GENERAL OBLIGATION BOND-FUNDED RENOVATIONS  
PROJECT AT PINECREST ELEMENTARY SCHOOL,  
LOCATED AT 10250 S.W. 57 AVENUE, PINECREST,  
FLORIDA 33156, PROJECT NUMBER 01530100

**COMMITTEE:** FACILITIES AND CONSTRUCTION

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

Introduction:

In February 2017, a solicitation (Request for Qualifications 151) was published to competitively select a Construction Management at-Risk (CMR) firm for 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):

- Renovations at Miami Edison Senior High School  
6161 N.W. 5 Court, Miami, Florida 33127, Project No. 01508400
- Renovations at North Miami Elementary School  
655 N.E. 145 Street, North Miami, Florida 33161, Project No. 01509000
- Renovations and New P.E. Shelter at Georgia Jones-Ayers Middle School  
1331 N.W. 46 Street, Miami, Florida 33142, Project No. 01423900
- Renovations at Pinecrest Elementary School  
10250 S.W. 57 Avenue, Pinecrest, Florida 33156, Project No. 01530100

Fourteen (14) firms responded to the solicitation. All firms were evaluated and seven (7) firms were shortlisted and invited to interview. On April 28, 2017, the firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	H.A. Contracting Corp.
2	Veitia Padron Incorporated <sup>(a) (b)</sup>
3	LEGO Construction Co. <sup>(a) (b)</sup>
4	GEC Associates, Inc. <sup>(a) (b)</sup>
5	State Contracting & Engineering Corp.

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- 6 Thornton Construction Company, Inc. <sup>(a)</sup>  
7 JCI International, Inc. <sup>(a) (b)</sup>

Notes:

- (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.

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

**SCHOOL PROFILE:**

The facility, is located on an approximate 11-acre site, and is comprised of 12 permanent buildings built between 1955 and 2006 with a total of 90,218 GSF. The school site also includes a service drive and yard, on-site parking and drop-off.

**PROJECT SCOPE:**

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

- Add parking lot to accommodate 24 spaces;
- Replacement of grease trap;
- Replacement of windows;
- Remediation of water intrusion issues related to windows in Media Center;
- Selective replacement of acoustical ceiling and flooring;

- Replacement of HVAC system and components (as required);
- Complete HVAC installation for non-air conditioned kitchen;
- Renovation of student restrooms, replacement of damaged plumbing fixtures in classrooms, replacement of boiler, and miscellaneous plumbing and electrical renovations;
- Replacement of damaged storage and wardrobe closets and replacement of damaged movable partitions; and
- Selective paint.

**Scope of Services:**

The CMR is required to provide Pre-construction Services (during all phases of programming and design) including Guaranteed Maximum Price (GMP) proposal(s) and guaranteed completion date(s). If the GMP is awarded, the CMR must secure appropriate surety bonding pursuant to Florida Statute 255.05, and must hold construction sub-contracts. If the GMP(s) is not awarded, the Board may select another CMR under the original solicitation, re-advertise the required services 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: GEC is certified by M-DCPS as SBE Tier 2 and Hispanic-American firm	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL % COMMITMENT
SUB-CONSULTANTS FIRM NAME:				
Ann Pope Consulting, Inc.	Outreach Consultant	African-American	MBE	3%
Dominion Builders, LLC	Constructability Consultant	Native-American	SBE-Tier 2	2%
IMR Development Corp.	Quality Control Consultant	Service-Disabled Veteran	SBE-Tier 1	2%
Electrical Alliance Corp.	Electrical Consultant	African-American	SBE-Tier 1	3%
<b>TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal 10%)</b>				<b>10%</b>

Construction Budget: \$2,324,100 (GOB-funded)

Project Schedule:

GEC has agreed to provide required deliverables in accordance with the A/E's document submittal schedule:

- 100% Final Scope Definition Program: August 31, 2017

Note: Design milestones (contingent on Final Scope Definition Program Approval by September 5, 2017) are as follows:

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

Project construction milestones are as follows:

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

Terms & Conditions:

1. GEC has agreed to a lump sum fee for CMR Pre-construction Services of \$22,400 which represents approximately 0.97% of the Construction Budget of \$2,324,100. 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)	\$ 4,600
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$ 5,600
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$ 6,600
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$ 5,600
<b>TOTAL PRE-CONSTRUCTION FEE:</b>	<b>\$ 22,400</b>

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)	\$ 2,850

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. All work shall be in compliance with the State Requirements for Educational Facilities (SREF), Florida Building Code, National Fire Prevention Code, applicable life safety codes, barrier-free design guidelines, Florida Statutes, District Standards and District Policies. Passive design elements and low-energy usage features shall be incorporated in the new work.
4. The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the CMR Agreement.
5. 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.
6. The CMR shall maintain no less than a \$1,000,000 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.
7. 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.
8. 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.
9. 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

Wilfredo Sabater, Coordinator Facilities Design  
Peter de la Horra, Project Manager II, Capital  
Marlene Rett, Project Manager II, Capital  
Thomas Quigley, Director, Maintenance  
Julio Navarrete, Staff Assistant  
Dr. Alexis Martinez, Administrative Director  
Christopher Gardner, Compliance Analyst  
Thomas Spaulding, ABC Member

Representing

Superintendent of Schools  
Office of School Facilities  
Office of School Facilities  
Maintenance Operations  
Educational Facilities Code Compliance  
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. Mr. Ed Ford, Professional Selection Analyst, of A/E Selection & Negotiations, acted as the Facilitator (non-voting) for the interviews and served as Chief Negotiator during negotiations.

Project Funding (GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1442100	22380000	740000	01530100

Prior Commissioning Actions:

The Board has commissioned/awarded GEC for services within the last three years as follows:

- CMR at Toussaint L'Ouverture Elementary School  
GOB-funded Renovations, Project Number 01435500  
Preconstruction Services Commissioned: October 14, 2015
- Extension of CMR Miscellaneous Agreement for Projects up to \$2M  
Six (6) months - from April 16, 2017 to October 16, 2017.

Principal:

The Principal/Owner designated to be directly responsible to the Board for GEC is Mr. Luis Enriquez. The firm is located at 9487 N.W. 12 Street, Doral, Florida 33172.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission GEC Associates, Inc., as the Construction Management at-Risk firm for General Obligation Bond-funded Renovations Project at Pinecrest Elementary School, located at 10250 S.W. 57 Avenue, Pinecrest, Florida 33156, Project Number 01530100, as follows:

- 1) Lump sum fee of \$22,400 for CMR Pre-construction Services;
- 2) Project scope, support fee of \$2,850 during programming; and
- 3) all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:EF:rg