

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

**SUBJECT:                    AWARD GUARANTEED MAXIMUM PRICE TO LEGO CONSTRUCTION COMPANY, FOR THE GENERAL OBLIGATION BOND FUNDED RENOVATIONS AND REPAIRS PROJECT AT SOUTH MIAMI MIDDLE SCHOOL; PROJECT NUMBER 01530300**

**COMMITTEE:                FACILITIES AND CONSTRUCTION**

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

Background:

At its meeting of April 5, 2017 (Agenda Item F-33), the Board commissioned Lego Construction Company (Lego), as the Construction Management at-Risk (CMR) firm for the renovations and repairs at South Miami Middle School. This project was part of a Sheltered Market CMR solicitation for Small and Micro Business Enterprises. As part of their pre-construction services, Lego has worked closely with the Project Architect in developing construction documents by providing scheduling, as-built verification, constructability reviews and cost estimating services. This project is for the renovations and repair of portions of the existing facility, and various site improvements. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On August 29, 2018, and September 7, 2018, ninety-five (95) sealed subcontractor bids were received and opened at the School Board Administration Building. The Project Architect and staff from the Office of School Facilities Construction witnessed the bid opening and tabulation process. Negotiations with Lego concluded successfully and the GMP agreed to for this project is \$2,724,070.00 which includes an Owner's Contingency of \$169,313. This contract covers all required work and includes subcontracts, materials, contingency, general conditions, bonds, overhead and profit.

The contract provides for compliance with Small and Micro Businesses Utilization Goals. The Office of School Facilities Construction staff reviewed the S/MBE and M/WBE certification status of all subcontractors and verified the existence of a Letter of Intent for each, outlining roles and responsibilities.

**F-42**

Small/Micro Business S/MBE Utilization:

Mandatory S/MBE participation goals of 15% for Construction Management and 20% for Construction, were established for this project (as determined by the M-DCPS Goal Setting Committee). Identified below are the S/MBE firms that Lego will use on the project.

Minority/Women Business Enterprise (M/WBE) Utilization:

Mandatory M/WBE participation goals were not established for this project (as determined by the M-DCPS Goal Setting Committee).

M-DCPS' Office of Economic Opportunity staff established the SBE/MBE Certification status of the prime firm and each sub-contractor and verified the Participation Letters of Intent outlining roles and responsibilities. The following table details S/MBE firms that Lego will use on the project:

<b>S/MBE &amp; M/WBE UTILIZATION</b>						
PRIME FIRM: Lego is certified as SBE (certificate expires on):						
SUB-CONTRACTOR FIRMS (Construction Services)	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/ MBE CERTIFICATIO N CATEGORY	CONTRACTED (%) Construction	CONTRACTED (%) Const. Mgmt.	M/WBE CONTRACTED
Amion Enterprises International, Corp.	Acoustical Ceiling Tile	AA 10-16-2019	SBE-1 10-16-2019	2.45%		
Electrical Alliance Corporation	Electrical	AA 5-14-2019	SBE-1 5-14-2019	16.51%		
FXP Corp	HVAC	HA 10-10-2019	SBE-1 10-10-2019	32.43%		
Vassell Tile & Marble, Inc.	Tiles	AA 11-15-2020	MBE 11-15-2020	2.56%		
Creativision Media	Compliance Monitoring	AA 8-10-2020	MBE 8-10-2020		1.74%	
Origins Consulting	Project Mgmt., Scheduling and QC	HA 6-1-2021	MBE 6-1-2021		11.31%	
<b>TOTAL PARTICIPATION</b>				<b>53.95%</b>	<b>13.05%</b>	

**LEGEND:**

**AA** African American  
**HA** Hispanic American

**MBE** Micro-Business Enterprise  
**MWBE** Minority/Women Business Enterprise  
**SBE-T1** Small Business Enterprise Tier 1

**Local Workforce Utilization:**

Lego will provide county-wide Local Workforce Utilization of 20% for Construction (as determined by the M-DCPS Goal Setting Committee).

The Office of Economic Opportunity shall monitor the above-stated goals for compliance.

**Description and Scope**

**Existing Campus:**

South Miami Middle School is located at 6750 S.W. 60 Street, South Miami, Florida. The facility is bordered on the north by Southwest 60 Street, on the east by Ludlam Road, on the west by a residential neighborhood and on the south by Palmer Park. The existing school was built in 1951 with additions constructed afterwards and is currently comprised of 9 permanent buildings situated on an approximately 11.4-acre parcel of land. The facility has a permanent capacity of 760 student stations.

**Project Scope:**

The proposed scope of work for this project includes but is not limited to: new Fire Alarm system, selective painting throughout campus, new ceiling and lighting in Building 1, selective window replacement in Building 1, HVAC upgrades including controls in Building 1, restroom renovations in Building 4, electrical upgrades, selective sod replacement, new backflow preventer and other miscellaneous upgrades throughout.

**Project Schedule:**

The timeline for this project is as follows:

- Award GMP November 20, 2018
- Substantial Completion December 2, 2019
- Final Completion/Acceptance January 2, 2019

**Project Funding-General Obligation Bond:**

Fund 351000; Object: 568000; Location: 1688100; Program: 25410000; Function: 740000  
Fund 360000; Object: 568000; Location: 1688100; Program: 15080000; Function: 740000

Principal:

The Principal/Owner designated to be directly responsible to the Board for Lego Construction Company is Mr. Luis Garcia. The firm is located at 1011 Sunnybrook Road, Suite 905, Miami, Florida 33136.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, award the Guaranteed Maximum Price to Lego Construction Company, for the General Obligation Bond funded renovations and repairs project at South Miami Middle School, located at 6750 S.W. 60 Street, South Miami, Florida 33143; Project Number 01530300, in the amount of \$2,724,070, which includes owner's contingency in the amount of \$169,313.

RFP:ed