

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

SUBJECT: COMMISSION OF M.A.C. CONSTRUCTION, INC., AS
CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR
GENERAL OBLIGATION BOND FUNDED RENOVATIONS &
NEW P.E. SHELTER AT LEISURE CITY K-8 CENTER,
PROJECT NUMBER 01529100

COMMITTEE: FACILITIES AND CONSTRUCTION

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

Introduction:

In August 2018, a solicitation, Request for Qualifications (RFQ) #171, was published to competitively select Construction Management at-Risk (CMR) firms for the following General Obligation Bond (GOB) funded projects under the "Procedures for the Selection of Construction Management (CM), CM at-Risk and Program Management Services" (updated November 15, 2017):

- Renovations & New P.E. Shelter at Leisure City K-8 Center (K-8)
14950 S.W. 288 Street, Miami, Florida 33033, Project No. 01529100
- Renovations at Palm Springs Elementary School (ES)
6304 East First Avenue, Hialeah, Florida 33013, Project No. 01529700
- Renovations & Classroom Addition at Miami Shores Elementary School (ES)
10351 N.E. 5 Avenue, Miami Shores, Florida 33138, Project No. 01529500
- Renovations at Riviera Middle School (MS)
10301 S.W. 48 Street, Miami, Florida 33165, Project No. 01530200

Fifteen (15) firms responded to the solicitation. All fifteen (15) firms were evaluated and of those, ten (10) firms were shortlisted and invited to interview. On October 31, 2018, the shortlisted firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	M.A.C. Construction, Inc. ^{(a) (b)}
2	State Contracting & Engineering Corporation
3	Thornton Construction Company, Inc. ^(a)
4	Asset Builders, LLC d/b/a Messam Construction ^{(a) (b)}
5	Stobs Bros. Construction Co.
6	D. Stephenson Construction, Inc. ^(a)
7	Link Construction Group, Inc. ^(a)

<u>Rank</u>	<u>Firm</u>
8	BDI Construction Company ^(a)
9	Veitia Padron Incorporated ^{(a) (b)}
10	JCI International, Inc. ^{(a) (b)}

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 (LWFU) Goal (determined by the M-DCPS Goal Setting Committee), as follows:

SBE/MBE Sub-consultant and Sub-Contracting Goals			LWFU 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 (Leisure City K-8), the second-ranked firm for the second-valued project (Palm Springs ES) the third-ranked firm for the third-valued project (Miami Shores ES) and the fourth-ranked firm for the fourth-valued project (Riviera MS).

M.A.C. Construction, Inc. (MAC), was the highest-ranked firm and therefore, negotiated for the highest-valued GOB-funded Renovations & New P.E. Shelter project at Leisure City K-8. The second, third and fourth-ranked firms successfully negotiated their respective projects and are also being presented to the Board under separate agenda items.

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

School Profile

Leisure City K-8 Center is located at 14950 S.W. 288 Street, Miami, Florida 33033 on approximately 13 acres. The campus is comprised of 14 permanent buildings built between 1957 and 2004 with approximately 93,834 GSF and associated covered walkways. The school campus also includes a service drive and yard, on-site staff parking, and on-site bus drop-off. There are 7 portable buildings on site.

Preliminary Project Scope:

The GOB-funded deficiencies to be addressed for this project include, but are not limited to:

- Demolition and replacement of P.E. Shelter and additional covered walkway;
- Demolition of 7 portables and site restoration;
- Regrading of site to provide proper drainage; and replacement of damaged gates;
- Resurfacing and restriping of the parking lots and drives;
- Recoating and restriping of basketball courts; and replacement of basketball goals;
- Replacement of surface at existing exercise area with artificial turf and provide new equipment (as required);
- New Kindergarten play area including safety surface with artificial turf, shade structure and gates;
- Reroofing at Building 12;
- Replacement of window wall systems and doors, including finishes and related electrical upgrades in Buildings 01, 02, 04, 05, 06, 07, 09 & 10; and replacement of kitchen awning windows;
- Selective replacement of vinyl composition tile in Buildings 01, 06, 08 & 13; carpet in Buildings 12 & 13; and ceramic tile in Building 08, including baseboard and related finishes;
- Replacement of acoustical ceiling tile and interior lighting with new Light-Emitting Diode lay-in fixtures, and electrical upgrades in Buildings 02 through 09; and stage lighting in Cafeteria (Building 09);
- Replacement of chalk board and tack boards to comply with M-DCPS Design Criteria in Buildings 02 through 08;
- Replacement of student toilet fixtures, classroom lavatory fixtures and related finishes in Buildings 03 & 12;
- Renovation of all single student toilets in Building 08; replacement of custodial mop sink in Building 12;
- Campus-wide HVAC system replacement including Direct Digital Controls and electrical upgrades (as required);
- Replacement of kitchen hood and related mechanical, electrical and plumbing components;
- Replacement of the emergency generator;
- Replacement of exterior electrical enclosures, emergency signage and electrical outlets (as required);
- Upgrade of fire alarm and public-address systems (as required); and
- Selective exterior/interior paint including water intrusion and stucco repairs.

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 the prime firm and each sub-consultant and verified the existence of a Memorandum of Understanding, outlining their role and responsibility, as follows:

LIST OF M-DCPS OEO CERTIFICATIONS				
PRIME FIRM: MAC is certified as W and SBE-T1 (certificates expire on 9-5-2019)				
SUB-CONSULTANTS FIRM NAME	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE (*) CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE GOAL (%) COMMITMENT
Al Hill Plumbing Corporation	Plumbing Consulting	AA 8-10-2019	SBE-T1 8-10-2019	3%
J.P. Moran, Inc.	Electrical Consulting	W 5-29-2020	MBE 5-29-2020	3%
Curtis Painting and Waterproofing, Inc.	Finishes / Painting Consulting	AA 2-21-2020	SBE-T1 2-21-2020	2%
Agni Enterprises, L.L.C.	Life Safety / Specialties Consulting	AS 5-4-2019	MBE 5-4-2019	1%
Associated Flooring Co.	Finishes / Flooring Consulting	VBE 9-24-2019	MBE 9-24-2019	2%
TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal 10%)				11%

M/WBE category codes:

AA = African-American
AS = Asian-American
W = Women
VBE = Veteran Business Enterprise

SBE/MBE (*) category codes:

SBE-T1 = Small Business Enterprise - Tier 1
MBE = Micro Business Enterprise

Note:

(*) SBE/MBE certification is based on OEO's review of each firm's Annual Eligibility Affidavit to determine compliance with eligibility criteria of the respective certification requirements.

Construction Budget: \$4,482,253 (GOB-funded)

Project Schedule:

MAC has agreed to the following A/E's document submittal schedule for PART 1 Programming/Scope Definition and PART 2 - Design Basic Services for the project, including all required consultants, as follows:

PART 1

- Preliminary Scope and Estimate Submittal March 28, 2019
- Draft Scope Definition Program and Master Plan Submittal May 9, 2019
- Final Scope Definition Program and Master Plan complete May 31, 2019

Note: It is anticipated that Issue Resolution by M-DCPS will be completed by April 18, 2019. The Final Scope Definition Program and Master Plan must be approved prior to moving forward with PART 2 negotiations.

PART 2 (milestones contingent on approval and signoffs for PART 1)

- Board Commission - Full A/E Services July 24, 2019
- Phase I - Schematic Design August 19, 2019
- Phase II/III Construction Documents 50% complete October 14, 2019
- Phase II/III Construction Documents 100% complete January 6, 2020

Construction milestones (contingent on approved documents)

- Board Award - (GMP) June 2020
- Construction - Substantial Completion by January 2022

Terms & Conditions:

1. MAC has agreed to a lump sum fee for CMR Pre-construction Services of \$38,000 which represents approximately 0.85% of the Construction Budget of \$4,482,253. 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)	\$8,000
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$9,500
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/ Building Official)	\$11,000
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$9,500
TOTAL PRE-CONSTRUCTION FEE:	\$38,000

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)	\$7,800

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 A/E of Record, 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 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 State Requirements for Educational Facilities, the Florida Building Code, National Fire Protection Association, Florida Fire Prevention Code (life safety), barrier-free design guidelines, Florida Statutes, District Standards and District Policies.
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 report monthly on SBE/MBE Utilization to the Office of Economic Opportunity. All compliance reporting shall be submitted through the M-DCPS Online Diversity Compliance System.
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

Meriel Seymore, ABC Member
Tom Dixon, ABC Member
James Dillard, Admin. Director
Francis Hoar, Admin. Director, Maintenance
Jeanette Garcia, Director, OEO
Israel Rodriguez-Soto, Project Manager II, Capital
Miguel Silva, Project Manager II, Capital
Julio Navarrete, Staff Assistant

Representing

Superintendent of Schools
Community Representative
School Operations
Facilities Operations, Maintenance
Office of Economic Opportunity
Office of School Facilities
Office of School Facilities
Educational Fac. Code Compliance

Representatives from 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 served as Chief Negotiator during negotiations.

Project Funding (GOB-Funded):

FUND	COMMITMENT ITEM	FUNDS CENTER	PROGRAM	FUNCTION	FUNDED PROGRAM
351000	568000	1290100	21000000	740000	01529100

Prior Commissions:

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

- Commissioned as a CMR (Sheltered Market - SBE) firm for Miscellaneous Projects up to \$2 million each (four-year term with extensions at the option of the Board)
Date of Commission & Contract term: August 15, 2018 - August 15, 2022
- CMR (Sheltered Market - SBE) at North Hialeah Elementary
GOB-funded Renovations - Project Number 01529600
Pre-construction Services Commissioned: February 21, 2018
- CMR (Sheltered Market - SBE) at Coral Way K-8 Center
GOB-funded Renovations - Project No. 01528300
Pre-construction Services Commissioned: April 5, 2017
- CMR (Sheltered Market - SBE) at M.A. Milam K-8 Center
GOB-funded Renovations & PE Shelter - Project No. 01423600
Pre-construction Services Commissioned: March 15, 2017
- CMR (Sheltered Market - SBE) at Rockway Elementary School
GOB-funded Renovations & PE Shelter - Project No. 01425200
Pre-construction Services Commissioned: September 9, 2015
GMP Amendment: November 23, 2016

- Commissioned as a CMR (Sheltered Market - Category A. SBE) firm for Miscellaneous Projects up to \$1 million each (four-year term with extensions at the option of the Board)

Date of Commission & Contract Term: March 12, 2014 - March 11, 2018

Amendment (One-year extension): Extended until March 11, 2019
(contract became null & void on August 15, 2018)

Performance Evaluation:

M-DCPS' CMR Performance Evaluation for MAC is 3.14 (most recent average scores for projects currently underway or completed within the last three years, based on a scale of 1-5, low to high, for third quarter 2018).

Principal:

The Principal/Owner designated to be directly responsible to the Board for M.A.C. Construction, Inc., is Ms. Mary A. 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 for General Obligation Bond funded Renovations and New P.E. Shelter project at Leisure City K-8 Center, located at 14950 S.W. 288 Street, Miami, Florida 33033, Project No. 01529100, as follows:

- 1) Lump sum fee of \$38,000 for CMR Pre-construction Services;
- 2) Project scope support fee of \$7,800 during programming; and
- 3) All terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:CC:cc