

Office of School Facilities
Raul Perez, Chief Facilities Design & Construction Officer

SUBJECT: COMMISSION OF M.A.C. CONSTRUCTION, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM (SHELTERED MARKET - SMALL BUSINESS ENTERPRISES) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT CAROL CITY MIDDLE SCHOOL, PROJECT NUMBER 01615900

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In September 2019, Request for Qualifications (RFQ) 177 was published to competitively select a Construction Management at-Risk (CMR) firm Sheltered Market for Small Business Enterprises (SBE) or Micro Business Enterprises (MBE), for General Obligation Bond (GOB)-funded Renovations at Carol City Middle School, located at 3737 N.W. 188 Street, Miami Gardens, Florida 33055, Project Number 01615900.

Four (4) firms responded to the solicitation. All four (4) firms were evaluated and were short-listed and invited to interview. On November 13, 2019, J.R.T. Construction Co. withdrew from the interview. On November 14, 2019, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	M.A.C. Construction, Inc. (MAC) ^{(a)(b)}
2	Asset Builders, LLC, d/b/a Messam Construction ^{(a)(b)}
3	JCI International, Inc. ^{(a)(b)}

Notes:

- (a) Prime firm holds a current M-DCPS Minority/Women Business Enterprise (M/WBE) Certificate.
- (b) Prime firm holds a current M-DCPS SBE Certificate.

This solicitation includes a mandatory SBE/MBE and M/WBE sub-consultant and sub-contracting goals (as determined by the M-DCPS Goal Setting Committee), as follows:

Pre-Construction Services		Construction, Construction Management and Local Workforce Utilization Goals (Construction)
MANDATORY sub-consultant and sub-contracting goals		
SBE/MBE	M/WBE	T.B.D. at Phase II/III 50% Construction Document approval
10%	4.92%	

Selection:

MAC was the highest-ranked firm, and in accordance with the “Procedures for the Selection of Construction Management (CM), CM at-Risk and Program Management Services” (updated August 14, 2019), was selected to negotiate for this project. Negotiations with MAC were successfully concluded and the firm has agreed to provide the required CMR Pre-Construction Services.

School Profile:

The existing facility is on approximately 14 acres and is part of the North Region. The campus is comprised of 10 permanent buildings and covered walkways with a total of 85,476 GSF. Buildings 01, 02, 04, 05 & 08 (2-story) and Buildings 03, 06, 07, 09 & 10 (1-story) were built in 1958. The school site also includes a service drive and yard, and on-site staff parking.

Preliminary Project Scope (GOB-funded deficiencies to be addressed)

Campus-wide miscellaneous renovations includes, but is not limited to:

- Resurfacing and re-striping of basketball courts;
- Selective replacement of steel/aluminum windows in Buildings 01 through 05 and 09;
- Replacement of exterior doors at Building 02;
- Repair/replacement of flooring at Building 01;
- Selective replacement of HVAC components (unit ventilators, exhausts/hoods and air handling units);
- Provide additional security alarm cameras;
- Selective repair of security alarm;
- Replacement of distribution panel and panelboard at Building 05;
- Selective replacement of lighting fixtures at Building 02;
- Selective replacement of alarm sensors and motion detectors as required;
- Repair/replacement of emergency exit signages at Building 09; and
- Selective exterior/interior painting.

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 Memoranda of Understanding, outlining their roles and responsibilities, as follows:

LIST OF M-DCPS OEO CERTIFICATIONS					
PRIME FIRM: MAC is M-DCPS certified as Women and SBE – Tier 1 (certificates expire on 8-20-2022)					
SUB-CONSULTANTS FIRM NAME	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	M/WBE GOAL (%) COMMITMENT	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE GOAL (%) COMMITMENT
Al Hill Enterprise Corporation dba Al Hill Plumbing Corporation	Plumbing Consulting	African-American 7-2-2022	1%	SBE – Tier 1 7-2-2022	3%
J.P. Moran, Inc.	Electrical Consulting	Women 5-29-2020	1%	MBE – Tier 2 5-29-2020	3%
Curtis Painting and Waterproofing, Inc. dba Toole Corp.	Finishes / Painting Consulting	African-American 2-21-2020	1%	SBE – Tier 1 2-21-2020	3%
New Generation Custom Window Treatments	Windows / Stage Curtains	African-American 4-21-2020	1%	MBE – Tier 1 4-21-2020	1%
American Testing Materials Engineering, LLC dba ATM Engineering, LLC	Site / Civil	Asian-American 10-8-2022	1%	SBE – Tier 2 10-8-2022	1%
TOTAL SUB-CONSULTANTS PARTICIPATION PER CATEGORY		M/WBE: 5%		SBE/MBE: 11%	

Construction Budget: \$2,269,792 (GOB-funded)

Project Schedule:

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

- Final Scope Definition Program May 1, 2020
- Phase I - Schematic Design June 11, 2020
- Phase II/III - Construction Documents 50% complete August 14, 2020
- Phase II/III - Construction Documents 100% complete December 18, 2020

Construction milestones (contingent on approved documents)

- Board Award - (GMP) March 2021
- Construction - Substantial Completion by March 2022

Terms & Conditions:

1. MAC has agreed to a lump sum fee for CMR Pre-Construction Services of \$22,650 which represents approximately 0.99% of the Construction Budget of \$2,269,792. 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)	\$ 4,530
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$ 5,660
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/ Building Official)	\$ 6,795
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$ 5,665
TOTAL PRE-CONSTRUCTION FEE:	\$ 22,650

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

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; and
 - 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, and M-DCPS District Standards, including LEED for Building Design and Construction rating system as it relates to K-12 facilities 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 \$500,000 Professional Liability Insurance policy with a maximum deductible of \$25,000, Worker's Compensation/Employers' Liability Insurance, Commercial General Liability Insurance and Automobile Liability Insurance, all as specified in the Agreement.
 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 SBR/MBE and M/WBE Utilization to OEO. 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
Ben Weinstein, Architect, Planning, Design
Sustainability
Kent Statler, Supervisor II, Facilities Operation,
Capital Task Force
Jose Garcia, Director, Facilities Service
Julio Navarrete, Staff Assistant
Andy J. Pierre-Louis, Regional Admin. Director
Jeanette Garcia, Director, OEO
Thomas Spaulding, ABC Member

Representing

Superintendent of Schools

Office of School Facilities

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

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	1605100	24180000	740000	01615900

Prior Commissions:

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

- CMR at Leisure City K-8 Center
GOB-funded Renovations and New PE Shelter - Project Number 01529100
Pre-Construction Services Commissioned: January 16, 2019
- 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

- 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 2.98 (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 2019).

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, (Sheltered Market – Small Business Enterprises) for General Obligation Bond funded Renovations at Carol City Middle School, located at 3737 N.W. 188 Street, Miami Gardens, Florida 33055, Project Number 01615900, as follows:

- 1) Lump sum fee of \$22,650 for CMR Pre-Construction Services; and
- 2) The project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:CC:cc