

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

**SUBJECT:                    AWARD GUARANTEED MAXIMUM PRICE TO GEC ASSOCIATES, INC., FOR THE GENERAL OBLIGATION BOND FUNDED RENOVATIONS PROJECT AT PINECREST ELEMENTARY SCHOOL; PROJECT NUMBER 01530100**

**COMMITTEE:                FACILITIES AND CONSTRUCTION**

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

Background:

At its meeting of June 21, 2017 (Agenda Item F-32), the Board commissioned GEC Associates, Inc. (GEC), as the Construction Management at-Risk (CMR) firm for the renovations project at Pinecrest Elementary School. As part of their pre-construction services, GEC 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 September 19, 2019, twenty-eight (28) 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 GEC concluded successfully and the GMP agreed to for this project is \$2,865,479, which includes an Owner's Contingency of \$110,000. This contract covers all required work and includes subcontracts, materials, contingency, general conditions, bonds, overhead and profit.

The contract provides for compliance with Small Business, Micro Business and Minority Owned Business Utilization Goals. The Office of School Facilities Construction staff reviewed the SBE, 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-41**

Small/Micro Business S/MBE Utilization:

A mandatory S/MBE participation goal of 15% for Construction Management and 12.91% for Construction was established for this project (as determined by the M-DCPS Goal Setting Committee). Identified below are the S/MBE firms that GEC will use on the project.

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

A mandatory M/WBE participation goal of 7.09%; encompassing African American, Native American and Asian American firms; was established for this project (as determined by the M-DCPS Goal Setting Committee).

Identified below are the S/MBE and M/WBE firms that GEC will use on the project. Additional S/MBE and/or M/WBE subcontractors may be included in the project as the contractor finalizes awarding of all the subcontracts.

OEO staff confirmed the S/MBE and M/WBE 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 firms that GEC will use on the project:

<b>SBE, MBE &amp; M/WBE UTILIZATION</b>							
PRIME FIRM: GEC is a pre-qualified MWBE firm (expires on 1/4/2021):							
SUB-CONTRACTOR FIRMS (Construction Services)	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE	CONTRACTED CONSTRUCTION SBE/MBE (%)	CONTRACTED CONSTRUCTION M/WBE (%)	CONTRACTED CONST. MGMT. SBE/MBE (%)	
Ann Pope Consulting, Inc.	Workforce Monitoring	AA 11-14-22	MBE-T1 11-14-22			1.18%	
AJCE Corporation	Construction Superintendent	HA 6-21-22	MBE-T1 6-21-22			16.05%	
Electrical Alliance Corporation	Electrical	AA 4-12-22	SBE-T1 4-12-22		13.55 %		
The Sandy Corp. DbA Apex Air Conditioning Contractors	HVAC	HA 4-1-20	SBE-T1 4-1-20	27.55%			
<b>TOTAL PARTICIPATION</b>				<b>27.55%</b>	<b>13.55%</b>	<b>17.23%</b>	

**LEGEND:**

- |              |   |               |   |
|--------------|---|---------------|---|
| <b>AA</b>    | <b>African American</b>                   | <b>MBE-T1</b> | <b>Micro-Business Enterprise Tier 1</b> |
| <b>HA</b>    | <b>Hispanic American</b>                  | <b>SBE-T1</b> | <b>Small Business Enterprise Tier 1</b> |
| <b>M/WBE</b> | <b>Minority/Women Business Enterprise</b> |               |   |

Local Workforce Utilization:

GEC will provide a 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:

Pincrest Elementary school is located at 10250 S.W. 57 Avenue, Pinecrest, Florida 33156. The facility is bordered on the north by S.W. 102 Street, on the east by S.W. 57 Avenue, on the west by a residential neighborhood and on the south by S.W. 104 Street. The existing school was built in 1955 with additions constructed afterwards and is currently comprised of 11 permanent buildings situated on an approximately 11-acre parcel of land. The facility has a permanent capacity of 1,110 student stations.

Project Scope:

The proposed scope of work for this project includes, but is not limited to: selective window replacement, interior & exterior campus-wide painting, selective HVAC replacement, selective bathroom renovations, selective ceiling & lighting replacements, boiler replacement, selective cabinet replacement, selective flooring replacement, selective door replacement, selective electrical panel replacement, grease trap replacement, water intrusion remediation at the media center and other miscellaneous upgrades throughout.

Project Schedule:

The timeline for this project is as follows:

- Award GMP January 15, 2020
- Substantial Completion March 21, 2021
- Final Completion/Acceptance May 22, 2021

Project Funding-General Obligation Bond:

Fund 351000; Object: 568000; Location: 1442100; Program: 22380000; Function: 740000  
Fund 368000; Object: 568000; Location: 1442100; Program: 15080000; Function: 740000

Principal:

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

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, award the Guaranteed Maximum Price to GEC Associates, Inc, for the General Obligation Bond funded renovations and repairs project at Pinecrest Elementary School; Project Number 01530100; in the amount of \$2,865,479, which includes owner's contingency in the amount of \$110,000.

RFP:ed