

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

SUBJECT: AWARD GUARANTEED MAXIMUM PRICE TO T & G CORPORATION (DBA T & G CONSTRUCTORS) FOR THE GENERAL OBLIGATION BOND FUNDED BUILDING 01 REPLACEMENT AND RENOVATIONS PROJECT AT COMSTOCK ELEMENTARY SCHOOL; PROJECT NUMBER 01433100

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Background:

At its meeting of February 15, 2017 (Agenda Item F-27), the Board commissioned T & G Corporation (dba T & G Constructors) (T & G), as the Construction Management at-Risk (CMR) firm for the partial replacement and renovations project at Comstock Elementary School. As part of their pre-construction services, T & G 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 partial replacement, and renovations to portions of the existing facility. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On May 21, 2020, eighty-six (86) 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 T & G concluded successfully and the GMP agreed to for this project is \$10,912,753.00, which includes an Owner's Contingency of \$513,000.00. 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-42

Small/Micro Business S/MBE Utilization:

A mandatory S/MBE participation goal of 15% for Construction Management and 12.73% for Construction was established for this project (as determined by the M-DCPS Goal Setting Committee). Identified below are the S/MBE firms that T & G will use on the project.

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

A mandatory M/WBE participation goal of 12.27%; 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 T & G 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 T & G will use on the project:

SBE, MBE & M/WBE UTILIZATION						
PRIME FIRM: T & G is a pre-qualified MWBE firm (expires on 12/8/2020):						
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 (%)
Dremcon Construction Corp.	Door, Drywall, Stucco, Flooring, ACT, Painting, Specialties	HA 11-13-21	MBE-T1 11-13-21	20.51%		
Votum Construction, Llc.	Demolition, Fence, Concrete, Masonry, Misc. Metal & Millwork	AA 4-9-21	SBE 4-9-21		24.13%	
Gamax Consulting, Inc. Dba Gamax Construction	Scheduling	HA 4-28-23	MBE-T1 4-28-23			1.00%
Votum Construction, Llc.	Quality Control	AA 4-9-21	SBE 4-9-21			14.00%
TOTAL PARTICIPATION				20.51%	24.13%	15.00%

LEGEND:

- | | |
|---|---|
| AA African American | MBE-T2 Micro-Business Enterprise Tier 2 |
| HA Hispanic American | M/WBE Minority/Women Business Enterprise |
| MBE-T1 Micro-Business Enterprise | SBE Small Business Enterprise |

Local Workforce Utilization:

T & G will provide a Local Workforce Utilization of 20% for Construction within a 10-mile radius (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:

Comstock Elementary School is located at 2420 N.W. 18 Avenue, Miami, Florida 33142. The facility is bordered on north by N.W. 27 Street and Juan Pablo Duarte Park, on the east by N.W. 23 Terrace, on the west by a N.W. 18 Court and on the south by N.W. 23 Street. The existing school was built in 1925 with additions constructed afterwards and is currently comprised of eight (8) permanent buildings situated on an approximately 7.8-acre parcel of land. The facility has a permanent capacity of 501 student stations and will expand to a total capacity of 625 permanent student stations upon completion of this Phase.

Project Scope:

The proposed scope of work for this project is the construction of a new three-story building addition of approximately 38,000 square feet, and renovations of the existing site. The addition will include 27 rooms comprised of classrooms, an Art room, and a Music room. Also included in the addition are a Media Center and administration offices, along with support spaces. Renovations to the existing site include:

- ❖ Demolition of Building 5
- ❖ New Covered walkway near the cafeteria
- ❖ New parking; 42 spaces and 2 Handicapped spaces with new drainage and lighting
- ❖ New covered walkways on the North and South side of the addition
- ❖ Renovations to existing Building 1 chiller area and FPL Vault
- ❖ New generator in existing Building 1
- ❖ Preparation of existing Building 1 and Building 3 for future demolition (cap and reroute HVAC and electrical services)
- ❖ Fire Alarm distribution and new devices for existing school.

Project Schedule:

The timeline for this project is as follows:

- Award GMP July 15, 2020
- Substantial Completion July 9, 2021
- Final Completion/Acceptance Aug 9, 2021

Project Funding-General Obligation Bond:

Fund 351000; Object: 568000; Location: 1088100; Program: 19110000; Function: 740000

Fund 369000; Object: 568000; Location: 1088100; Program: 19110000; Function: 740000

Fund 360000; Object: 568000; Location: 1088100; Program: 19110000; Function: 740000

Principal:

The Principal/Owner designated to be directly responsible to the Board for T & G Constructors is Mr. Ricardo Gonzalez. The firm is located at 8348 N.W. 56 Street, Doral, Florida 33166.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, award Guaranteed Maximum Price to T & G Corporation (dba T & G Constructors), for the General Obligation Bond funded Building 01 replacement and renovations project at Comstock Elementary School; Project Number 01433100; in the amount of \$10,912,753.00, which includes owner's contingency in the amount of \$513,000.00.

RFP:ed