

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

**SUBJECT:                    AWARD GUARANTEED MAXIMUM PRICE TO M.A.C. CONSTRUCTION, INC. FOR THE GENERAL OBLIGATION BOND FUNDED RENOVATIONS PROJECT AT CORAL WAY K-8 CENTER; PROJECT NUMBER 01528300**

**COMMITTEE:                FACILITIES AND CONSTRUCTION**

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

Background:

At its meeting of April 5, 2017 (Agenda Item F-31), the Board commissioned M.A.C. Construction, Inc. (M.A.C.), as the Construction Management at-Risk (CMR) firm for the renovations project at Coral Way K-8 Center. This project was part of a Sheltered Market CMR solicitation for Small and Micro Business Enterprises. As part of their pre-construction services, M.A.C. 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 to portions of the existing facility. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On July 10, 2020, and on August 3, 2020, fifty-seven (57) sealed subcontractor bids were received and opened at Coral Way K-8 Center's Media Center. The Project Architect and staff from the Office of School Facilities Construction witnessed the bid openings and tabulation process. Negotiations with M.A.C. concluded successfully and the GMP agreed to for this project is \$4,161,774.00, which includes an Owner's Contingency of \$400,000.00. 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.

Small/Micro Business S/MBE Utilization:

A mandatory S/MBE participation goal of 15% for Construction Management and 12.31%

**F-45**

for Construction was established for this project (as determined by the M-DCPS Goal Setting Committee). Identified below are the S/MBE firms that M.A.C. will use on the project.

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

A mandatory M/WBE participation goal of 7.69%; 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 M.A.C. 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 M.A.C. will use on the project:

<b>SBE, MBE &amp; M/WBE UTILIZATION</b>							
PRIME FIRM: M.A.C. is a pre-qualified, woman owned SBE firm (expires on 8/20/2022):							
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 (%)	
Arso Enterprises, Inc	Windows	HA 1-10-22	SBE T1 1-10-22	9.66%			
C.L. Elias Construction, Inc.	ACT	NM (W) 4-15-23	SBE T1 4-15-23	4.49%			
Fortify Construction, Inc.	Doors & Drywall	HA 9-13-22	MBE T2 9-13-22	12.02%			
Franklin Flooring Inc.	Flooring	AA 1-5-21	MBE 1-5-21		10.66%		
Inclan Painting & Waterproofing Corp., Dba Inclan Construction	Painting	HA 6-18-23	SBE T1 6-18-23	2.57%			
Jireh Builders Corp.	Concrete & Masonry	HA(W) 2-21-23	MBE T1 2-21-23	11.26%			
PYD Electric Corp.	Electrical	HA 7-6-21	SBE T1 7-6-21	6.32%			
Richlin Plumbing, Inc.	Plumbing	AS 5-4-22	MBE T2 5-4-22		7.63%		
Fortify Construction, Inc.	Supervisor & Cleaning	HA 9-13-22	MBE T2 9-13-22			15.00%	
<b>TOTAL PARTICIPATION</b>				<b>46.32%</b>	<b>18.29%</b>	<b>15.00%</b>	

**LEGEND:**

<b>AS</b>	<b>Asian American</b>	<b>M/WBE</b>	<b>Minority/Women Business Enterprise</b>
<b>HA</b>	<b>Hispanic American</b>	<b>NM</b>	<b>Non-Minority</b>
<b>MBE-T1</b>	<b>Micro-Business Enterprise Tier 1</b>	<b>SBE-T1</b>	<b>Small Business Enterprise Tier 1</b>
<b>MBE-T2</b>	<b>Micro-Business Enterprise Tier 2</b>	<b>W</b>	<b>Woman Business Enterprise</b>

**Local Workforce Utilization:**

M.A.C. will provide a Local Workforce Utilization of 20% for Construction within a County-wide radius (as determined by the M-DCPS Goal Setting Committee).

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

M.A.C. is required to report monthly on SBE/MBE and M/WBE Utilization to OEO. All compliance reporting shall be submitted through the M-DCPS Online Diversity Compliance System.

**Description and Scope**

**Existing Campus:**

Coral Way K-8 Center is located at 1950 S.W. 13 Avenue, Miami, Florida 33145. The facility is bordered on north by S.W. 19 Street, on the east by S.W. 13 Avenue, on the west by S.W. 14 Avenue and on the south by S.W. 20 Street. The existing school was built in 1930, with additions constructed afterwards, and is currently comprised of fifteen (15) permanent buildings situated on an approximately 2.6-acre parcel of land. The facility has a permanent capacity of 612 student stations and will have a total of 650 student stations upon completion.

**Project Scope:**

The proposed scope of work for this project includes, but is not limited to, the repair of artificial turf, selective replacement of chain link fence and gates, resurfacing and restriping of basketball courts and selective exterior paint. Also included within the scope:

**Building 01:**

- ❖ Replacement of wood windows
- ❖ Replacement of eight (8) access doors & panels
- ❖ Replacement of HVAC equipment with individual interior classroom HVAC units, including related electrical upgrades
- ❖ Replacement of two (2) 5-ton Direct Expansion HVAC condensing units
- ❖ Selective replacement of vinyl tile flooring
- ❖ Group restrooms renovations to current ADA standards (105A, 107A, 205A, & 211A)

- ❖ Group restrooms renovations to include replacement of interior water piping, group restroom infrastructure & fixtures (102A,110A, 202A & 214A)

Building 02:

- ❖ Steel door replacement
- ❖ New hand wash sink
- ❖ New 1.5-ton mini- split HVAC unit at dry food storage
- ❖ Re-insulation of chilled water piping
- ❖ Replacement of HVAC ductwork and duct insulation above ceiling at Kitchen

Building 06:

- ❖ Replacement of shingle roof
- ❖ Selective replacement of acoustical ceiling tiles & vinyl tile flooring
- ❖ Re-insulation of chilled water piping
- ❖ Replacement of HVAC ductwork and duct insulation above ceiling

Building 07:

- ❖ New roof exhaust fan including required electrical service

Building 300:

- ❖ Selective replacement of plaster ceiling
- ❖ Re-insulation of chilled water piping
- ❖ Replacement of HVAC ductwork and duct insulation above ceiling
- ❖ Replacement of Variable Frequency Drives at Air Handling Units

Project Schedule:

The timeline for this project is as follows:

- |                               |                   |
|-------------------------------|-------------------|
| • Award GMP                   | October 21, 2020  |
| • Substantial Completion      | August 5, 2022    |
| • Final Completion/Acceptance | September 5, 2022 |

Project Funding-General Obligation Bond:

Fund 351000; Object: 568000; Location: 1112100; Program: 27970000; Function: 740000  
 Fund 360000; Object: 568000; Location: 1112100; Program: 15080000; Function: 740000  
 Fund 371000; Object: 568000; Location: 1112100; Program: 27970000; Function: 740000

Principal:

The Principal/Owner designated to be directly responsible to the Board for M.A.C. Construction, Inc. is Ms. Mary Ceavers. The firm is located at 9500 N.W. 12th Street, Bay 2, Doral, Florida 33172.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, award Guaranteed Maximum Price to M.A.C. Construction, Inc., for the General Obligation Bond funded renovations project at Coral Way K-8 Center; Project Number 01528300; in the amount of \$4,161,774.00, which includes owner's contingency in the amount of \$400,000.00.

RFP:ed