

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

**SUBJECT: COMMISSION OF J.R.T. CONSTRUCTION, CO., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM (SHELTERED MARKET – SMALL BUSINESS ENTERPRISE) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT SEMINOLE ELEMENTARY SCHOOL, PROJECT NUMBER 01618200**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

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

Introduction:

In November 2020, Request for Qualifications (RFQ) 186 – Sheltered Market for Small Business Enterprises (SBE) or Micro Business Enterprises (MBE) was published to competitively select Construction Management at-Risk (CMR) firms for the following General Obligation Bond (GOB) funded projects:

- Renovations at Tropical Elementary School (ES)  
4545 S.W. 104 Avenue, Miami, Florida, 33165, Project Number 01425500
- Renovations at Seminole Elementary School (ES)  
121 S.W. 78 Place, Miami, Florida 33144, Project Number 01618200
- Renovations at Pine Lake Elementary School (ES)  
16700 S.W. 109 Avenue, Miami, Florida 33157, Project Number 01618100
- Addition and Renovations at Hialeah Gardens School (ES)  
9702 N.W. 130 Street, Hialeah Gardens, Florida 33018, Project Number 01540500

Seven (7) firms responded to the solicitation. Two (2) firms were not evaluated due to incomplete RFQ submittals. Five (5) firms were evaluated, shortlisted and invited to interview. On February 4, 2021, the shortlisted firms interviewed and were subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Veitia Padron Incorporated (VPI) <sup>(a)</sup> <sup>(b)</sup>
2	J.R.T. Construction, Co. (JRT). <sup>(a)</sup> <sup>(b)</sup>
3	Carivon Construction Company (Carivon) <sup>(a)</sup> <sup>(b)</sup>
4	JCI International, Inc. (JCI) <sup>(a)</sup> <sup>(b)</sup>
5	Asset Builders, LLC dba Messam Construction (Asset) <sup>(a)</sup> <sup>(b)</sup>

Notes:

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

This Sheltered Market solicitation is for SBE/MBE prime firms and includes mandatory M/WBE sub-consultant and sub-contracting goals for this project (determined by the M-DCPS Goal Setting Committee), as follows:

Schools	Pre-construction Services		Construction, Construction Management, Local Workforce Utilization Goals (Construction)
	Mandatory M/WBE sub-consultant & sub-contracting Goals		
	SBE/MBE	M/WBE	
Tropical ES	No Goals	11.54%	T.B.D. at Phase II/III 50% Construction Document Approval
Seminole ES	No Goals	11.23%	
Pine Lake ES	No Goals	11.54%	
Hialeah Gardens ES	No Goals	11.23%	

Selection:

In accordance with the solicitation and interview process, the highest-ranked firm was selected to negotiate for the highest-valued project (Tropical ES), the second-ranked firm for the second-valued project (Seminole ES), the third-ranked firm for the third-valued project (Pine Lake ES) and the fourth-ranked firm for the fourth-valued project (Hialeah Gardens ES).

JRT is the second-ranked firm and therefore, negotiated for the second-valued GOB funded renovations project at Seminole ES. The highest, third and fourth-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with JRT were successfully concluded and the firm has agreed to provide the required CMR Pre-construction Services.

School Profile:

The school is located on approximately 7 acres and is part of the South Region. The campus is comprised of 13 permanent buildings and covered walkways with a total of 58,620 GSF. Buildings 01, 05, 06, 08 and 09 (1-story) and Buildings 02 and 03 (two-story) were built in 1960; Building 04 in 1969 (1-story) with an addition of Building 10 in 1967. Building 11 was built in 1968, Building 13 in 1998, and Buildings 07 and 12 in 2006. The school site also includes a service drive and yard, on-site staff parking and drop-offs.

### Preliminary Project Scope:

The preliminary scope of campus-wide miscellaneous renovations includes, but is not limited to:

- Provide covered walkway from Building 04 to drop off on S.W. 78 Place;
- Install fence around gas regulator;
- Selective replacement of aluminum panel canopy/awning;
- Selective replacement of aluminum windows;
- Selective replacement of wood exterior and interior doors;
- Replacement of HVAC components as required, including new system in non-air-conditioned kitchen and exhaust fans throughout, duct grilles, register and damper in Building 04 and air handler in Building 01;
- Replacement of Fire Alarm heat detector in Building 01;
- Replacement of Plastic Type Roof in Building 01 and Spray Poly Foam Covering in Buildings 02 and 03;
- Replacement of refrigerated water cooler and water heater plumbing fixtures in Building 01;
- Replacement of panel board in Buildings 01 and 05;
- Replacement of refrigerated water cooler in Building 02;
- Remodeling of student group toilets and 2 individual restrooms in Buildings 02 and 03;
- Remodeling student group toilets to accessible restroom in Building 04;
- Replacement of electrical receptacles in Buildings 02 - 04 and 08;
- Upgrade power service in Buildings 02 and 03;
- Selective replacement of incandescent lighting in Building 04;
- Provide emergency battery pack lighting in Buildings 01 - 04;
- Provide independent A/C in Computer room in Building 11;
- Provide DDC Controls; and
- Selective exterior painting.

### Scope of Services:

The successful CMR entity will be required to provide Pre-construction Services (during all phases of design). The CMR may be required to provide Guaranteed Maximum Price (GMP) proposal(s) and construction services, or the Board may select another ranked firm under this solicitation, re-advertise the required services and select another CMR, 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 roles and responsibilities, for each sub-consultant, as follows:

<b>LIST OF M-DCPS OEO CERTIFICATIONS</b>			
<b>PRIME FIRM:</b> JRT is M-DCPS certified as SBE - Tier 2; certificate expires 8-23-22 and M/WBE - Hispanic American; certificate expires 8-20-22			
<b>SUB-CONSULTANTS FIRM NAME</b>	<b>ROLE/ RESPONSIBILITY</b>	<b>M/WBE CERTIFICATION CATEGORY &amp; EXPIRATION DATE</b>	<b>M/WBE GOAL (%) COMMITMENT</b>
Ambro, Inc.	Civil, Utilities, Structures Subconsultant	African-American (7-2-23)	5.00%
Electrical Alliance Corporation	Electrical subconsultant	African-American (4-12-22)	5.00%
Franklin Flooring, Inc.	Estimating / Value Engineering Subconsultant	African-American (1-5-24)	3.00%
Richlin Plumbing, Inc.	Plumbing Subconsultant	Asian-American (5-4-22)	2.00%
<b>TOTAL SUB-CONSULTANTS PARTICIPATION PER CATEGORY (M-DCPS Mandatory Goal <u>11.23%</u>)</b>			<b>15.00%</b>

Construction Budget: \$2,256,719 (GOB funded)

Project Schedule:

JRT has agreed to the following A/E's document submittal schedule (and the CMR draft document submittal schedule):

- Board Commission of A/E and CMR: March 17, 2021
- Final Scope Definition Program submittal: June 22, 2021
- Phase - II/III Construction Documents 50% submittal: August 24, 2021
- Phase - II/III Construction Documents 100% submittal: November 5, 2021

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): April 2022
- Construction - Substantial Completion by: May 2023

Terms & Conditions:

1. JRT has agreed to a lump sum fee for CMR Pre-construction Services of \$22,800, which represents approximately 1.01% of the construction budget of \$2,256,719. 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:

<b>PRE-CONSTRUCTION SERVICES</b>	<b>LUMP SUM FEE (PER TASK)</b>
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$ 7,000
Phase II/III - 100% Construction Documents (completed and approved for construction by the Building Code Consultant/Building Official)	\$ 8,800
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$ 7,000
<b>TOTAL PRE-CONSTRUCTION FEE:</b>	<b>\$22,800</b>

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 Architect/Engineer of Record (A/E), 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 project 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 the with the most current version of the State Requirement for Educational Facilities (SREF), the Florida Building Code, National Fire Protection Association, Florida Fire Prevention Code (Life Safety Code), barrier-free design guidelines, Florida Statutes, M-DCPS District Standards, including U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Building Design and Construction rating system as it relates to K-12 facilities or Collaborative for High Performance Schools (CHPS), 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, Comprehensive General Liability, and Comprehensive Auto 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 SBE/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

Jose Solares, Retired  
 Juliette Hinsey-Pinder, Sr. Proj. Mgr., Capital Const.  
 Andy Lorie, Project Manager I, Capital Const.  
 Jose Garcia, Director, South Maintenance  
 Julio Navarrete, Staff Assistant  
 Randall Holmes, District Analyst  
 Jeannette Garcia, Director  
 Thomas Spaulding, ABC Member

Representing

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

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Mr. Carlton Crawl, Professional Selection Analyst, 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	1492100	22830000	740000	01618200

Prior Commissions:

The Board has not commissioned JRT for any services within the last three years:

Performance Evaluation:

M-DCPS' CMR Performance Evaluation for JRT is 3.96 (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 2020).

Principal:

The Principal/Owner designated to be directly responsible to the Board for JRT is Mr. Jeovanni R. Tarafa. The firm is located at 3050 N.W. 77 Court, Doral, Florida 33122.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission J.R.T. Construction, Co., as the Construction Management at-Risk firm (Sheltered Market – Small Business Enterprise) for General Obligation Bond funded Renovations at Seminole Elementary School, Project Number 01618200, as follows:

- 1) Lump sum fee of \$22,800 for 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