

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

SUBJECT: COMMISSION OF CARIVON CONSTRUCTION COMPANY AS CONSTRUCTION MANAGEMENT AT-RISK FIRM (SHELTERED MARKET – SMALL BUSINESS ENTERPRISE) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT PINE LAKE ELEMENTARY SCHOOL, PROJECT NUMBER 01618100

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) ^(a) ^(b)
2	J.R.T. Construction, Co. (JRT). ^(a) ^(b)
3	Carivon Construction Company (Carivon) ^(a) ^(b)
4	JCI International, Inc. (JCI) ^(a) ^(b)
5	Asset Builders, LLC dba Messam Construction (Asset) ^(a) ^(b)

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).

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

School Profile:

The school is located on approximately 9 acres and is part of the South Region. The campus is comprised of 4 permanent buildings and covered walkways with a total of 68,966 GSF. Buildings 01 (2-story) and 02 (1-story) were built in 1976 and Buildings 03 and 04 (1-story) in 1992. The school site also includes a service drive, on-site staff parking and a drop-off and one portable building.

Preliminary Project Scope:

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

- Addition of covered walkway;
- Replacement of asphalt walkways with concrete walkways to PE shelter and courts;

- Provide 2" backflow preventor;
- Selective replacement of aluminum windows;
- Selective ceiling replacement in Buildings 01 and 03;
- Selective VCT floor replacement in Building 01;
- Replacement of built-up bituminous roof system in Building 03;
- Replacement of domestic piping system in Building 01;
- Replacement of hot water heater in Building 01;
- Replacement of HVAC component system, including exhaust fan in Building 02 and air handling unit in Building 03;
- Replacement of HVAC controls with Direct Digital Controls;
- Upgrade Fire Alarm system and Security Alarm system;
- Replacement of public address system in Building 01;
- Replacement of electrical generator and electrical receptacles in Building 01; and
- Replacement of emergency battery pack in Building 04.

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:

LIST OF M-DCPS OEO CERTIFICATIONS			
PRIME FIRM: Carivon is M-DCPS certified as SBE - Tier 1 and M/WBE - Hispanic American. Certificates expire 4-10-22			
SUB-CONSULTANTS FIRM NAME	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	M/WBE GOAL (%) COMMITMENT
Richlin Plumbing, Inc.	Plumbing Subconsultant	Asian-American (5-4-22)	4.00%
C.L. Elias Construction, Inc.	Interior Finish Subconsultant	Woman (4-15-23)	5.00%
Design2Form, LLC	Architectural Subconsultant	African-American (5-7-22)	4.00%
TOTAL SUB-CONSULTANTS PARTICIPATION PER CATEGORY (M-DCPS Mandatory Goal 11.54%)			13.00%

Construction Budget: \$2,082,465 (GOB funded)

Project Schedule:

Carivon 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 23, 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. Carivon has agreed to a lump sum fee for CMR Pre-construction Services of \$21,240, which represents approximately 1.02% of the construction budget of \$2,082,465. 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 II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$6,480
Phase II/III - 100% Construction Documents (completed and approved for construction by the Building Code Consultant/Building Official)	\$ 7,870
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$ 6,890
TOTAL PRE-CONSTRUCTION FEE:	\$21,240

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	1444100	22410000	740000	01618100

Prior Commissions:

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

Performance Evaluation:

M-DCPS' CMR Performance Evaluation for Carivon is 3.16 (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 Carivon is Ms. Ivonne Munne. The firm is located at 12171 S.W. 131 Avenue, Miami, Florida 33186.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Carivon Construction Company as the Construction Management at-Risk firm (Sheltered Market – Small Business Enterprise) for General Obligation Bond funded Renovations at Pine Lake Elementary School, Project Number 01618100, as follows:

- 1) Lump sum fee of \$21,240 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