

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

SUBJECT: AWARD GUARANTEED MAXIMUM PRICE TO T & G CORPORATION DBA T & G CONSTRUCTORS, FOR THE GENERAL OBLIGATION BOND FUNDED RENOVATIONS PROJECT AT GEORGE WASHINGTON CARVER MIDDLE SCHOOL; PROJECT NUMBER 01423000

COMMITTEE: FACILITIES AND CONSTRUCTION

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

Background:

At its meeting of January 17, 2018 (Agenda Item F-28), the Board commissioned T & G Corporation, dba T & G Constructors (T & G), as the Construction Management at-Risk (CMR) firm for the renovations project at George Washington Carver Middle 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 renovations to portions of the existing facility. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On February 24, 2021, sixty-three (63) sealed subcontractor bids were received and opened at T & G's office. The Project Architect and staff from the Office of School Facilities Construction witnessed the bid openings and tabulation process. Negotiations with T & G concluded successfully and the GMP agreed to for this project is \$3,996,959.60, which includes an Owner's Contingency of \$190,000.00. 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.

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Small/Micro Business S/MBE Utilization:

A mandatory S/MBE participation goal of 15% for Construction Management and 16.09% for Construction was established for this project (as determined by the M-DCPS Goal Setting Committee).

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

A mandatory M/WBE participation goal of 8.91%; 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 12/1/2023):						
SUB-CONTRACTOR FIRMS (Construction Services)	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION	CONTRACTED CONSTRUCTION SBE/MBE (%)	CONTRACTED CONSTRUCTION M/WBE (%)	CONTRACTED CONST. MGMT. SBE/MBE (%)
Dremcon Construction Corp.	Drywall, Acoustical Ceiling	HA 11-13-21	SBE T1 11-13-21	8.97%		
Manny & Lou Plumbing Contractors, Inc.	Site & Plumbing	HA 3-2-23	SBE T2 3-2-23	10.76%		
Votum Construction, LLC.	Flooring	AA 3-8-24	SBE T1 3-8-24		4.48%	
Votum Construction, LLC.	Misc. Metals	AA 3-8-24	SBE T1 3-8-24		5.03%	
Votum Construction, LLC.	Painting	AA 3-8-24	SBE T1 3-8-24		9.11%	
Gamax Consulting, Inc. Dba Gamax Construction	Scheduling	HA 4-28-23	MBE T1 4-28-23			3.33%
Votum Construction, LLC.	Quality Control	AA 3-8-24	SBE T1 3-8-24			14.02%
TOTAL PARTICIPATION				19.72%	18.62%	17.35%

LEGEND:

AA	African American	MBE T2	Micro-Business Enterprise Tier 2
HA	Hispanic American	SBE T1	Small Business Enterprise Tier 1
MBE T1	Micro-Business Enterprise Tier 1	SBE T2	Small Business Enterprise Tier 2

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.

T & G 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:

George Washington Carver Middle School is located at 4901 Lincoln Drive, Coral Gables, Florida 33133. The facility is bordered on the north by George Washington Carver Elementary School, on the east by Armbrister Park, on the west by Lincoln Drive and on the south by a residential neighborhood. The existing school was built in 1952, with additions constructed afterwards, and is currently comprised of thirteen (13) permanent buildings situated on an approximately 8.72-acre parcel of land. The facility has a permanent capacity of 872 student stations and will remain so upon completion.

Project Scope:

The proposed scope of work for this project includes, but is not limited to:

- ❖ Exterior and interior painting
- ❖ New Emergency Management System
- ❖ Campus-wide fire alarm replacement
- ❖ HVAC upgrades throughout campus
- ❖ Restroom renovations throughout campus
- ❖ Site drainage improvements
- ❖ Grease Trap replacement
- ❖ Removal of corridor lockers
- ❖ Other miscellaneous repairs and upgrades throughout

Project Schedule:

The timeline for this project is as follows:

- Award GMP April 21, 2020
- Substantial Completion July 15, 2022
- Final Completion/Acceptance August 30, 2022

Project Funding-General Obligation Bond:

Fund 351000; Object: 568000; Location: 1607100; Program: 24240000; Function: 740000
Fund 360000; Object: 568000; Location: 1607100; Program: 15080000; 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 renovations project at George Washington Carver Middle School; Project Number 01423000; in the amount of \$3,996,959.60, which includes owner's contingency in the amount of \$190,000.00.

RFP:ed