

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

SUBJECT: AWARD GUARANTEED MAXIMUM PRICE TO JCI INTERNATIONAL, INC. FOR THE GENERAL OBLIGATION BOND FUNDED RENOVATIONS (PHASE 1) PROJECT AT ARVIDA MIDDLE SCHOOL; PROJECT NUMBER 01527700

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC-BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Background:

At its meeting of January 17, 2018 (Agenda Item F-34), the Board commissioned JCI International, Inc. (JCI), as the Construction Management at-Risk (CMR) firm for the renovations project at Arvida Middle School. As part of their pre-construction services, JCI 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 December 14, 2020, fifty-three (53) sealed subcontractor bids were received and opened at the offices of JCI International, Inc. The Project Architect and staff from the Office of School Facilities Construction witnessed the bid openings and tabulation process. Negotiations with JCI concluded successfully and the GMP agreed to for this project is \$2,826,877.55, which includes an Owner's Contingency of \$122,500.00. 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 17.89%

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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 7.11%; 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 JCI 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 JCI will use on the project:

SBE, MBE & M/WBE UTILIZATION						
PRIME FIRM: JCI is a pre-qualified SBE firm (expires on 8/23/2022):						
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 (%)
Electrical Alliance Corporation	Electrical	AA 4-12-22	SBE T1 4-12-22		12.05%	
JCI International, Inc.	ACT, Sod, Athletic, Concrete, Stucco, Sitework	HA 8-23-22	SBE T1 8-23-22	15.13%		
JJAS Door Installations, Inc.	Doors	HA 7-17-23	SBE T1 7-17-23	1.64%		
Richlin Plumbing, Inc.	Plumbing	AS 5-4-22	MBE T2 5-4-22	3.23%		
Multiaction, Inc.	Quality Control	HA 5-10-22	MBE T1 5-10-22			15.00%
TOTAL PARTICIPATION				20.00%	12.05%	15.00%

LEGEND:

- | | | | |
|---------------|---|---------------|---|
| AA | African American | AS | Asian American |
| HA | Hispanic American | NM | Non-Minority |
| MBE-T1 | Micro-Business Enterprise Tier 1 | SBE-T1 | Small Business Enterprise Tier 1 |
| MBE-T2 | Micro-Business Enterprise Tier 2 | SBE-T2 | Small Business Enterprise Tier 2 |

Local Workforce Utilization:

JCI will provide a Local Workforce Utilization of 20% for Construction within a 15-mile radius (as determined by the M-DCPS Goal Setting Committee).

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

JCI 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:

Arvida Middle School is located at 10900 S.W. 127 Avenue, Miami, Florida 33186. The facility is bordered on the north by S.W. 108 Street, on the east by S.W. 127 Avenue, on the west by Arvida Park, and on the south by a residential neighborhood. The existing school was built in 1975, with additions constructed afterwards, and is currently comprised of six (6) permanent buildings situated on an approximately 9-acre parcel of land. The facility has a permanent capacity of 1,129 student stations and will remain so upon completion of this Phase.

Project Scope:

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

- ❖ Replacement of 11 AHUs, VAVs, ductwork, motorized dampers, CO2 Sensors, Bi-Polar Ionization, drain pans and associated MEP scope
- ❖ Replacement of chillers, pumps, louvers and exhaust fans
- ❖ Backflow Preventer w/ chain link fence and gate
- ❖ Exterior and interior painting
- ❖ Door Replacement and new hardware
- ❖ Re-grade around basketball courts and provide new basketball standards
- ❖ Replace Stage Wood Flooring
- ❖ Miscellaneous electrical upgrades
- ❖ Miscellaneous fire sprinkler upgrades

Project Schedule:

The timeline for this project is as follows:

- Award GMP April 21, 2021
- Substantial Completion July 12, 2022
- Final Completion/Acceptance August 12, 2022

Project Funding-General Obligation Bond:

Fund 351000; Object: 568000; Location: 1602100; Program: 24120000; Function: 740000

Fund 379000; Object: 568000; Location: 1602100; Program: 11200000; Function: 740000

Fund 391000; Object: 567000; Location: 1602100; Program: 13200000; Function: 740000

Principal:

The Principal/Owner designated to be directly responsible to the Board for JCI Construction, Inc. is Mr. Julio Martinez. The firm is located at 12315 S.W. 132 Court, Miami, Florida 33186.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, award Guaranteed Maximum Price to JCI Construction Inc., for the General Obligation Bond funded renovations project at Arvida Middle School; Project Number 01527700; in the amount of \$2,826,877.55, which includes owner's contingency in the amount of \$122,500.00.

RFP:ed