

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

SUBJECT: AWARD GUARANTEED MAXIMUM PRICE TO JRT CONSTRUCTION, CO., THE RENOVATIONS PROJECT AT PALMETTO MIDDLE SCHOOL; PROJECT NUMBER 01529900

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC PLAN: EFFECTIVE & SUSTAINABLE OPERATIONAL PRACTICES

Background:

At its meeting of February 7, 2018 (Agenda Item F-31), the Board commissioned JRT Construction Co. (JRT), as the Construction Management at-Risk (CMR) firm for the renovations project at Palmetto Middle School. This project was part of a Sheltered Market CMR solicitation for Small and Micro Business Enterprises. As part of their pre-construction services, JRT 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 3, 2021, ninety-nine (99) sealed subcontractor bids were received and opened at the School Board Administration Building. The Project Architect and staff from the Office of School Facilities Construction witnessed the bid openings and tabulation process. Negotiations with JRT concluded successfully and the GMP agreed to for this project is \$4,304,796.23 which includes an Owner's Contingency of \$205,000 and an Allowance \$16,000. 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.

**REVISED
F-43**

Small/Micro Business S/MBE Utilization:

A mandatory S/MBE participation goal of 12.33% for Construction Management and 10% 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 12.67%; 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 JRT 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 JRT will use on the project:

SBE, MBE & M/WBE UTILIZATION						
PRIME FIRM: JRT is a certified SBE T2 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 (%)
Arso Enterprises	Storm Doors & Windows	HA 12-2-24	SBE T1 12-2-24	12.22%		
Electrical Alliance Corporation	Electrical	AA 4-12-22	SBE T1 4-12-22		13.74%	
Kesoki Painting LLC	Painting	HA 3-5-23	SBE T1 3-5-23	4.55%		
Ambro, Inc.	Quality Control	AA 7-2-23	SBE T1 7-2-23			10.00%
TOTAL PARTICIPATION				16.77%	13.74%	10.00%

LEGEND:

AA African American
 AS Asian American
 HA Hispanic American
 NM Non-minority

MBE T1 Micro-Business Enterprise Tier 1
 MBE T2 Micro-Business Enterprise Tier 2
 SBE T1 Small Business Enterprise Tier 1
 SBE T2 Small Business Enterprise Tier 2

Local Workforce Utilization:

JRT 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.

JRT 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:

Palmetto Middle School is located at 7351 SW 128th Street, Pinecrest, Florida 33156. The facility is bordered on the north by Palmetto Elementary School, on the east by S.W. 73 Avenue, on the west by S.W. 74 Avenue, and on the south by S.W. 128 Street. The existing school was built in 1961, with additions constructed afterwards, and is currently comprised of ten (10) permanent buildings situated on an approximately 12-acre parcel of land. The facility has a permanent capacity of 1314 student stations, and will remain as so upon completion

Project Scope:

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

Building 1:

- Classrooms: renovations including AC replacement, interior painting, replacement of flooring, ceiling, and lighting replacement
- Group Bathroom: full renovations of 4 existing bathrooms
- Administration: renovations including AC replacement, interior painting, replacement of flooring, reconfiguration of secretarial area, windows and lighting replacement
- Lounge: AC replacement, interior painting, and flooring replacement
- Corridors: AC replacement, interior painting, replacement of flooring, ceiling and lighting
- Window replacement
- Roofing replacement

Building 7 & 8:

- Selective door replacements

Project Schedule:

The timeline for this project is as follows:

- Award GMP January 12, 2022
- Substantial Completion November 15, 2023
- Final Completion/Acceptance January 11, 2024

Project Funding-General Obligation Bond:

Fund 351000 Object: 568000 Location: 1670100; Program: 25140000; Function: 740000
Fund 360000 Object: 568000 Location: 1670100; Program: 15080000; Function: 740000
Fund 370000 Object: 568000 Location: 1670100; Program: 11200000; Function: 740000
Fund 369000 Object: 568000 Location: 1670100; Program: 25140000; Function: 740000

Performance Evaluation:

M-DCPS' CMR Performance Evaluation for JRT is 3.34 (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)

Principal:

The Principal/Owner designated to be directly responsible to the Board for JRT Construction Co. is Mr. Jeovanni Tarafa. The firm is located at 3050 N.W. 77 Court, Miami, Florida 33132.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, award Guaranteed Maximum Price to JRT Construction Co., the renovations project at Palmetto Middle School; Project Number 01529900; in the amount of \$4,304,796.23, which includes owner's contingency in the amount of \$205,000 and an Allowance of \$16,000.00.

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