

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

SUBJECT: AWARD TO OHLA BUILDING, INC. (OHLA), THE GENERAL OBLIGATION BOND (GOB) RENOVATIONS PROJECT AT CORAL GABLES SENIOR HIGH SCHOOL; PROJECT NUMBER 01433200

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC PLAN: EFFECTIVE & SUSTAINABLE OPERATIONAL PRACTICES

Background:

On July 11, 2022, a solicitation was published to competitively bid (Hard Bid) for the General Obligation Bond (GOB) renovations project at Coral Gables Senior High School. Bids have been received and this item provides a recommendation for award to the lowest responsive, responsible bidder.

Eight (8) pre-qualified contractors attended the mandatory pre-bid conference conducted on July 26, 2022. Two (2) sealed bids were received, and these were opened on August 30, 2022, at the School Board Administration Building Auditorium. District staff from the Office of School Facilities, staff from the Office of Economic Opportunity and the Project Architect witnessed the bid opening.

After analysis of the bid tabulation (see Attachment A), it was determined that OHLA Building, Inc. was the lowest responsive, responsible bidder, with a Base Bid price of \$17,489,599.00. Deductive alternate # 1 for \$1,511,808.00, and deductive alternate # 2 for \$145,452.00 are being taken totaling \$1,657,260.00. Additionally, the award amount is being reduced by \$316,646.78 as a result of sales tax savings generated by the District's Direct Materials Procurement Program. Consequently, District staff and the Project Architect, MC Harry Associates recommend awarding the project to OHLA in the amount of \$15,515,692.22.

The contract provides for compliance with Small Business Enterprise, Micro Business Enterprise, and Minority/Women Business utilization goals. The Office of Economic Opportunity 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.

F-41

Small/ Micro Business Utilization:

A mandatory S/MBE participation goal of 15.59% for Construction was established for this project (as determined by the M-DCPS Goal Setting Committee). Identified below are the S/MBE firms that OHLA will use on the project

Minority/Women Business Enterprise Utilization:

A mandatory M/WBE participation goal 9.41%; encompassing Non-Minority Women, African American, Native American, and Asian American-owned firms; was established for this project (as determined by the M-DCPS Goal Setting Committee), per the Disparity Study and Policy 6320.02.

Identified below are the S/MBE and M/WBE firms that OHLA 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 OHLA will use on the project:

S/MBE & M/WBE UTILIZATION

PRIME FIRM: OHLA is a pre-qualified firm (Expires on 12-13-2022):

SUB-CONTRACTOR FIRMS (Construction Services)	ROLE/ RESPONSIBILITY	M/WBE - VBE CERTIFICATION CATEGORY & EXPIRATION	S/MBE CERTIFICATION CATEGORY & EXPIRATION	CONTRACTED CONSTRUCTION S/MBE (%)	CONTRACTED CONSTRUCTION M/WBE (%)
Electrical Alliance Corp.	Electrical	AA 04-01-25	SBE T2 04-01-25		18.24%
Curtis Painting and Waterproofing, Co.	Painting	AA 02-18-23	SBE T1 02-18-23		1.37%
Ronald M Gibbons, Inc	Fencing	AA 01-07-23	MBE T1 01-07-23		0.37%
Vassell Tile & Marble Inc.	Ceramic tile	AA 11-12-23	SBE T1 11-12-23		0.78%
Amion Enterprise International Corp.	Resilient floor & wall base	AA 09-27-22	SBE T1 09-27-22		4.0%
Ford Shutters Shades & Draperies Inc.	Roller shades	W 09-16-22	MBE T2 09-16-22		0.29%
Demcon Group, LLC	Demolition		SBE T1 04-22-24	2.29%	
R&G Engineering, Inc.	Sitework	HA 09-01-24	SBE T2 09-01-24	1.32%	
Eastern Plastering Corp.	Plastering	HA 04-30-23	SBE T2 04-30-23	5.25%	
BGL Plumbing Contractors, LLC	Plumbing	HA 01-04-25	MBE T2 01-04-25	3.65%	
Arso Enterprise, Inc	Windows	HA 12-02-24	SBE T1 12-02-24	5.60%	
JJAS Door Installation, Inc	Hardware Installation	HA 07-17-23	SBE T1 07-17-23	2.12%	
Arfran, Inc.	Fire Protection	HA 11-10-23	SBE T2 11-10-23	0.74%	
TOTAL PARTICIPATION				20.97%	25.05%

LEGEND:

AA African American
AS Asian American
HA Hispanic American
W Non- Minority Woman

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:

OHLA will provide 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.

OHLA 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

Coral Gables Senior High School is located at 450 Bird Road, Coral Gables, Florida 33146. The site is bordered on the north by Bird Road Southwest 40 Street, on the east by LeJeune Road Southwest 42 Street, on the west by Riviera Drive. and on the south by Residential Properties. The existing school was built in 1950, with additions constructed afterwards, and is currently comprised of fifteen (15) permanent building, situated on an approximately 25 acres parcel of land. The facility has 2,909 student stations and will remain so upon completion.

Project Scope:

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

- ❖ Complete window replacement in buildings #1, 2, 3 and 4
- ❖ Complete HVAC replacement in buildings #1, 2, 3 and 4
- ❖ HVAC upgrade in building 5
- ❖ Security camera upgrade
- ❖ Lighting upgrades in corridors
- ❖ Restroom remodeling
- ❖ Music room remodeling
- ❖ Media Center improvements
- ❖ ADA upgrades
- ❖ Smoke detector upgrades
- ❖ Water, Sewer and Drainage upgrades
- ❖ Electrical upgrades

Project Schedule:

The timeline for this project is as follows:

- | | |
|-------------------------------|------------------|
| • Award Construction | October 19, 2022 |
| • Substantial Completion | August 19, 2024 |
| • Final Completion/Acceptance | October 19, 2024 |

Project Funding:

Fund 351000; Object: 568000; Location: 1707100; Program: 26240000; Function: 740000
Fund 351000; Object: 563000; Location: 1707100; Program: 26240000; Function: 740000
Fund 360000; Object: 568000; Location: 1707100; Program: 15080000; Function: 740000
Fund 360000; Object: 568000; Location: 1707100; Program: 26240000; Function: 740000
Fund 370000; Object: 563000; Location: 1707100; Program: 26240000; Function: 740000
Fund 371000; Object: 563000; Location: 1707100; Program: 26240000; Function: 740000
Fund 372000; Object: 568000; Location: 1707100; Program: 26240000; Function: 740000
Fund 391000; Object: 568000; Location: 1707100; Program: 26240000; Function: 740000

Performance Evaluation:

M-DCPS' CMR Performance Evaluation for OHLA is 3.02 (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 OHLA Building, Inc. is Mr. Bernardo Perez. The firm is located at 9675 NW 117th Avenue, Suite-108 Miami, Florida 33178.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, award to OHLA Building, Inc, General Obligation Bond (GOB) renovations project at Coral Gables Senior High School; Project Number 01433200; on the basis of the lowest adjusted Base Bid in the amount of \$15,515,692.22.

RFP:av



BID TABULATION RESULTS

ATTACHMENT A

BID: CORAL GABLES SENIOR HIGH SCHOOL ; PROJECT NUMBER 01433200

BID OPENING DATE: AUGUST 30, 2022

<u>BIDDER</u>	<u>5% BID BOND</u>	<u>TSA</u>	<u>ADDENDUM</u>	<u>BASE BID</u>	<u>ALTERNATES</u>
<i>OHLA Building, Inc. 9675 NW 117th Avenue Suite-108 Miami, Florida 33178</i>	Included	Y	Y	\$17,489,599.00	1) (1,511,808.00) 2) (145,452.00) 3) 2,062,762.00
<i>J.R.T. Construction Co. 3050 NW 77th Court Doral, Florida 33122</i>	Included	Y	Y	\$21,833,732.00	1) (1,634,885.00) 2) (232,133.00) 3) 2,257,544.00

Prior to vetting, the information above reflects the exact bids as publicly opened, read and tabulated, and does not necessarily show the lowest, pre-qualified responsible and responsive bidder.