

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

SUBJECT: AWARD GUARANTEED MAXIMUM PRICE TO M.A.C. CONSTRUCTION, INC.(MAC), THE GENERAL OBLIGATION BOND (GOB) PROJECT FOR RENOVATIONS AT CAROL CITY MIDDLE SCHOOL; PROJECT NUMBER 01615900

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC PLAN: EFFECTIVE & SUSTAINABLE OPERATIONAL PRACTICES

Background:

At its meeting of January 15, 2020 (Agenda Item F-27), the Board commissioned M.A.C. Construction, Inc. (MAC), as the Construction Management at-Risk (CMR) firm for the General Obligation Bond (GOB) project for renovation project at Carol City Middle School. As part of their pre-construction services, MAC 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 GOB renovations to portions of the existing facility. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On July 06, 2022, forty-seven (47) 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 MAC concluded successfully and the GMP agreed to for this project is \$5,553,169.81 which includes an Owner's Contingency of \$250,000.00 and an Allowance of \$182,000.00. 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 Enterprise, Micro Business Enterprise, and Minority/Women Business Enterprise 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

Small/ Micro Business Utilization:

A mandatory S/MBE participation goal of 15.71% for Construction and 15% for Construction was established for this project (as determined by the M-DCPS Goal Setting Committee).

Minority/Women Business Enterprise Utilization:

A mandatory M/WBE participation goal 9.29%; 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 MAC 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 MAC will use on the project:

S/MBE & M/WBE UTILIZATION						
PRIME FIRM: M.A.C. Construction, Inc. is a pre-qualified firm (Expires on 8/15/2023):						
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 (%)	CONTRACTED CONST. MGMT SBE/MBE (%)
Al Hill Enterprise Corporation dba Al Hill Plumbing Corp.	Plumbing	AA 06-13-25	SBE 07-13-25		10.02%	
FXP Corp.	HVAC	HA 09-08-25	SBE T1 09-08-25	31.19%		
Dade Electric, Inc.	Scheduling & Tech. Supervision		SBE T1 03-16-24			15.00%
TOTAL PARTICIPATION				31.19%	10.02%	15.00%

LEGEND:

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

Local Workforce Utilization:

MAC will provide 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.

MAC 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

Carol City Middle School is located at 3737 Northwest 188th Street, Miami Gardens, Florida 33055. The site is bordered on the north by NW 191st Street, on the east by NW 37th Street, on the west by NW 39th Avenue. and on the south by NW 188th Street. The campus is comprised of 10 permanent buildings and covered walkways with a total of 85,476 GSF. Buildings 01, 02, 04, 05 & 08 (2-story), and Buildings 03, 06, 07, 09 & 10 (1-story) were built in 1958. The school site also includes a service drive and yard, and on-site staff parking. Situated on an approximately 14-acre parcel of land. The facility has 1178 student stations, and which will not increase student stations upon completion of this project.

Project Scope:

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

- ❖ Campus wide exterior and selective interior painting
- ❖ Campus wide security alarm replacement
- ❖ Resurfacing and re stripping of basketball courts and parking areas.
- ❖ New 800-amp electrical Main Distribution Panel
- ❖ New LED lighting fixtures at Building # 2; Classrooms
- ❖ New hollow metal doors and masonry wall at Building # 2; Classrooms
- ❖ New AHU at Building #1; Band Room
- ❖ HVAC Unit Ventilators replacement at Building 2 & 4 with new condensate lines
- ❖ New HVAC at girl's and boy's locker room
- ❖ New aluminum Canopy P.E Shelter
- ❖ New HVAC components such as exhausts/hoods at group restrooms
- ❖ Selective repair of aluminum window panels in Buildings # 1-5 & 9.
- ❖ Six group restrooms renovations to meet ADA compliance

Project Schedule:

The timeline for this project is as follows:

- Award Construction October 19, 2022
- Substantial Completion September 25, 2024
- Final Completion/Acceptance October 25, 2024

Project Funding:

Fund 351000; Object: 568000; Location: 1605100; Program: 24180000; Function: 740000
Fund 360000; Object: 568000; Location: 1605100; Program: 15080000; Function: 740000

Performance Evaluation:

M-DCPS' CMR Performance Evaluation for MAC is 2.68 (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 M.A.C. Construction, Inc. is Ms. Mary Ceavers The firm is located at 9500 NW 12th Street, Bay 2 Doral, Florida 33172.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, award Guaranteed Maximum Price to M.A.C. Construction, Inc., the General Obligation Bond (GOB) project for the renovation project at Carol City Middle School; Project Number 01615900; in the amount of \$5,553,169.81, which includes owner's contingency in the amount of \$250,000.00 and an Allowance of \$182,000.00.

RFP:av