

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

**SUBJECT:                   AWARD GUARANTEED MAXIMUM PRICE TO CARIVON CONSTRUCTION COMPANY, THE GENERAL OBLIGATION BOND (GOB) FOR THE RENOVATIONS AND REMODELING PROJECT AT PINE LAKE ELEMENTARY SCHOOL; PROJECT NUMBER 01618100**

**COMMITTEE:               FACILITIES AND CONSTRUCTION**

**LINK TO STRATEGIC PLAN:                       EFFECTIVE & SUSTAINABLE OPERATIONAL PRACTICES**

Background:

At its meeting of March 17, 2021, (Agenda Item F-35), the Board commissioned Carivon Construction Company, as the Construction Management at-Risk (CMR) firm for the General Obligation Bond (GOB), for the renovations and remodeling project at Pine Lake Elementary School. As part of their pre-construction services, Carivon Construction Company 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 June 28, 2023, fifty-five (55) sealed subcontractor bids were received and opened at the School Board Administration Building. The Project Architect and staff from the Office of Facilities Design & Construction witnessed the bid openings and tabulation process. Negotiations with Carivon Construction Company concluded successfully and the GMP agreed to for this project is \$3,304,800.93 which includes an Owner's Contingency of \$142,500.00 and an Allowance of \$50,000.00. 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 3.04% for Construction was established for this project (as determined by the M-DCPS Goal Setting Committee). Identified below are the S/MBE firms that Carivon Construction Company will use on the project.

Minority/Women Business Enterprise Utilization:

A mandatory M/WBE participation goal 16.96%; 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 Carivon Construction Company 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 Carivon Construction Company will use on the project:

<b>S/MBE &amp; M/WBE UTILIZATION</b>					
PRIME FIRM: Carivon Construction Company is a pre-qualified firm (Expires on 3/27/2024):					
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 (%)
Ronald M. Gibbons, Inc.	Fence Work	<b>AA</b> 1-20-26	<b>MBE T1</b> 1-20-26		0.87%
Cami-Axle Construction Corp.	Concrete & Structural Work	<b>AA</b> 5-10-25	<b>SBE T1</b> 5-10-25		2.92%
Franklin Flooring Inc	VCT	<b>AA</b> 1-05-24	<b>SBE T1</b> 1-05-24		0.55%
Amion Enterprises International Corp.	Acoustical Ceiling	<b>AA</b> 9-21-25	<b>SBE T1</b> 9-21-25		5.69%
Amion Enterprises International Corp.	HVAC Equipment	<b>AA</b> 9-21-25	<b>SBE T1</b> 9-21-25		7.01%
PYD Electric Corp	Electrical	<b>HA</b> 6-22-24	<b>SBE T1</b> 6-22-24	27.29%	
<b>TOTAL PARTICIPATION</b>				<b>27.29%</b>	<b>17.04%</b>

**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:**

Carivon Construction Company 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.

Carivon Construction Company 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**

Pine Lake Elementary School is located at 16700 SW 109<sup>th</sup> Avenue, Miami, Florida 33157. The site is bordered on the north by residences, on the east by SW 109<sup>th</sup> Avenue, on the west by SW 110<sup>th</sup> Avenue, and on the south by SW 168<sup>th</sup> Street. The existing school was built in 1976 and is currently comprised of 4 permanent buildings, situated on an approximately 9.5-acre parcel of land. The facility has 648 student stations.

**Project Scope:**

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

- ❖ Addition of covered walkway;
- ❖ Replacement of asphalt walkways with concrete walkways to PE shelter and courts;
- ❖ Provide backflow preventor;
- ❖ Selective replacement of aluminum windows;
- ❖ Selective ceiling replacement in Buildings 01 and 03;
- ❖ Selective VCT floor replacement in Building 01;
- ❖ Replacement of roof system in Building 03;
- ❖ Replacement of domestic water piping system in Building 01;
- ❖ Replacement of hot water heater in Building 01;
- ❖ Replacement of HVAC component system, including exhaust fan in Building 02 and air handling units in Buildings 01, and 03;
- ❖ Replacement of HVAC controls with Energy Management system;
- ❖ Upgrade Fire Alarm system and Security Alarm system;
- ❖ Replacement of electrical generator and electrical receptacles in Building 01;

Project Schedule:

The timeline for this project is as follows:

- Award Construction August 16, 2023
- Substantial Completion July 25, 2025
- Final Completion/Acceptance August 24, 2025

Project Funding:

Fund 351000; Object: 568000; Location: 1444100; Program: 22410000; Function: 740000  
Fund 373000; Object: 568000; Location: 1444100; Program: 22410000; Function: 740000

Performance Evaluation:

M-DCPS' CMR Performance Evaluation for Carivon Construction Company is 3.07 (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 Carivon Construction Company is Ms. Ivonne Munne. The firm is located 12171 SW 131 Avenue, Miami, Florida 33186.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, award Guaranteed Maximum Price to Carivon Construction Company the General Obligation Bond (GOB), for the renovations and remodeling project at Pine Lake Elementary School; Project Number 01618100; in the amount of \$3,304,800.93, which includes owner's contingency in the amount of \$142,500.00 and an Allowance of \$50,000.00.

RFP:jw