

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: COMMISSIONING OF VEITIA PADRON INCORPORATED AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR THE RENOVATIONS AND NEW PE TRACK (PHASE I & II) AT MIAMI CENTRAL SENIOR HIGH SCHOOL, PROJECT NO. A01013, AS PROVIDED IN THE FACILITIES WORK PROGRAM FY 03-04

COMMITTEE: FACILITIES MANAGEMENT

Introduction

Staff has completed the selection process for Construction Management (CM) at-Risk firms for several capital remodeling and renovation projects in the Facilities Work Program FY 03-04 (as may be amended).

Fifteen (15) firms applied for these contracts. Based on the established evaluation criteria, six (6) firms were short-listed. On June 18, 2004, the Selection Committee interviewed the six (6) firms and ranked them as follows:

- James B. Pirtle Construction Company, Inc.
- Veitia Padron Incorporated
- Centex Rooney Construction Co., Inc.
- Hewitt-Kier Construction, Inc.
- Jasco Construction Company, Inc.
- Coastal Construction Company

The Selection Committee was comprised of the following individuals:

<u>Committee Member</u>	<u>Representing</u>
Annie Betancourt	Office of the Superintendent
Dr. Bhagwan Gupta	School Operations
Chuks Chinyere	Office of Capital Improvements Projects
Dennis Arechavala	Office of Capital Improvements Projects
Desmond Ogwo	Maintenance Operations
Ed Beraldi	Educational Facilities Compliance
Dennis Caserta	Business Development and Assistance

The Board commissioned the first-ranked firm for another advertised project in the Facilities Work Program.

Negotiations with Veitia Padron Incorporated (second-ranked firm) have been successfully completed for Renovations and New PE Track (Phase I & II) at Miami Central Senior High School, Project No. A01013.

Project Scope

Programming of the project scope is currently underway by the Project Architect. The preliminary scope of work for the project includes, but is not limited to, the following components which may be phased:

- Complete re-roofing
- New running track and restoration of the PE field
- Provide drainage in the courtyard
- New Parents' drop-off
- Structural repairs/cracks
- Partial window replacement
- Major paint work (interior and exterior)
- Repair termite damages in the ROTC Building
- Repair and/or replacement of backflow devices (for domestic and fire system, throughout)
- Remove above-ground gas storage tank
- HVAC chiller and tower replacement
- Partial ceiling and lighting replacement
- Partial electrical upgrade
- Flooring replacement and repair of various areas
- Gymnasium and Stage wood flooring replacement
- Partial replacement of classroom doors and new marker boards
- New bleachers

Terms and Conditions:

- The negotiated lump sum fee for pre-construction services is \$103,000 for an estimated construction cost of \$12,875,000. This fee represents approximately 0.80% of the construction cost.
- Costs for printing shall be reimbursed by the Board on a direct cost basis.
- The agreement provides for termination by the Board, with or without cause, upon thirty (30) days written notice to the CM at-Risk firm. The CM at-Risk firm may terminate the agreement, with cause only, upon thirty (30) days written notice to the Board.

- The Board is under no obligation to assign a minimum number of projects or minimum value to the CM at-Risk firm under this agreement.
- Upon completion of the pre-construction services, the CM at-Risk firm shall negotiate a Guaranteed Maximum Price (GMP) for the construction project. Staff will then submit the negotiated GMP for Board approval.

Prior Commissionings

The Board has commissioned Veitia Padron Incorporated for the following projects and/or continuing contracts within the last three years:

- CM at-Risk for Miscellaneous Projects. Two-year term contract from July 14, 1999 through July 13, 2001 for projects with construction values not to exceed \$500,000 each.
- CM at-Risk for Miscellaneous Projects. Two-year term contract from October 14, 2001 through October 13, 2003 for projects with construction values not to exceed \$500,000 each.
- CM at-Risk for Miscellaneous Projects. Four-year contract from May 19, 2004 through May 19, 2008 for projects with construction values not to exceed \$1 million each.

Principals

The Principals for Veitia Padron Incorporated are Robert Padron and Augustin Veitia. This firm is located at 4444 S.W. 71st Avenue, Suite 101b, Miami, Florida 33155.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of Veitia Padron Incorporated as Construction Management (CM) at-Risk firm for Renovations and New PE Track (Phase I & II) at Miami Central Senior High School, Project No. A01013, as provided in the Facilities Work Program FY 03-04 (as may be amended), for the following considerations:

- 1) A negotiated lump sum fee of \$103,000 for pre-construction services, which represents approximately 0.80% of the construction cost;
- 2) other terms and conditions as set forth in the body of the agenda item; and
- 3) upon completion of the pre-construction services, the CM At-Risk firm shall negotiate a Guaranteed Maximum Price (GMP) for the construction of the project. Staff will then submit the negotiated GMP for Board approval.

NAD:CC:cc