

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: COMMISSIONING OF VEITIA PADRON INCORPORATED AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR TWO OR MORE STORY PROTOTYPE ADDITIONS AT VARIOUS SITES AS PROVIDED IN THE FACILITES WORK PROGRAM FY 03-04

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

Staff has completed the selection process for a Construction Management (CM) At-Risk firm for "One, Two or More Story Prototype Additions at Various Sites" as provided in the Facilities Work Program FY 03-04 (as may be amended).

Fifteen (15) firms applied for several projects as advertised. 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
- Coastal Construction Company

The Selection Committee was comprised of the following individuals:

Committee Member:

Annie Betancourt
Dr. Bhagwan Gupta
Chuks Chinyere
Dennis Arechavala
Desmond Ogwo
Ed Beraldi
Dennis Caserta

Representing:

Office of the Superintendent
School Operations
Office of Capital Improvements Projects
Office of Capital Improvements Projects
Maintenance Operations
Educational Facilities Compliance
Business Development and Assistance

The Board commissioned the first and third-ranked firms to provide CM at-Risk services for the one two or more story prototype additions at various site throughout the district. In an effort to simultaneously construct additional student stations, staff has also selected the second-ranked firm of Veitia Padron Incorporated (VPI) to provide CM at-Risk services for the two or more story prototype buildings (only). Negotiations have been successfully completed as follows:

Two or more story prototype(s) will be assignment to VPI via written work order(s). The Board and the CM at-Risk firm shall agree as to services required for each assignment. A fee schedule for pre-construction services was negotiated as follows:

FEE SCHEDULE FOR PRE-CONSTRUCTION SERVICES	Two or More Stories Prototype Additions Initial Bid	Two or More Stories (Modified Prototypes) Re-Bid
1. PROTOTYPE ADDITION Design Review, Constructibility, Value Engineering and Bidding	\$15,000 (fee for prototype, plus up to 4 variations)	\$8,000 (fee for prototype, plus up to 4 variations)
1) SITE ADAPTATION Project meetings, Design Review Constructibility, Value Engineering, Site Review of Existing Conditions, Cost Estimating, Scheduling, Bidding and GMP Preparation & Negotiations	\$8,500	N/A
2) OTHER SITE ITEMS (SITE ADAPTATION) Parking lots, Playgrounds, Bus Drop- offs and/or Miscellaneous items (to be determined)	\$2,000 (per Item)	N/A

Terms and Conditions:

- The agreement provides for termination by the Board, with or without cause, upon thirty (30) days written notice to the CM at-Risk firm; whereas 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 of each prototype addition. Staff will then present each negotiated GMP for Board approval; and
- VPI has agreed to the contract terms and conditions.

Prior Commissionings:

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

- CM at-Risk for Miscellaneous Projects. Four-year term contract from May 19, 2004 through May 18, 2008 for projects with construction values not to exceed \$1 million each.
- CM at-Risk for Miscellaneous Projects. Two-year term contract from October 14, 2001 through October 13, 2003 for projects with construction values up to \$500,000 each.

Principals

The Principals for VPI are Augustin Veitia and Robert Padron. 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 (VPI), as Construction Management (CM) at-Risk firm for Two or More Story Prototype Additions at Various Sites as provided in the Facilities Work Program FY 03-04 (as may be amended), for the following consideration:

- 1) a negotiated Fee Schedule for two or more story prototype additions for pre-construction and site adaptation services;
- 2) other terms and conditions as set forth in the body of the agenda items; 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 each prototype. Staff will then present the negotiated GMP for Board approval.

NAD:CC:cc