

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: COMMISSIONING OF JASCO CONSTRUCTION COMPANY AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR THE REMODELING AND RENOVATION AT MIAMI SPRINGS SENIOR, PROJECT NO. A01085, AS PROVIDED IN THE FACILITIES WORK PROGRAM FY 03-04

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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
- Coastal Construction Company

The Selection Committee was comprised of the following individuals:

Committee Member

Representing

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

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 has commissioned all of the other firms for projects in the Facilities Work Program, as advertised.

Negotiations with Jasco Construction Company (fifth-ranked firm) have been successfully completed for the Remodeling and Renovations at Miami Springs Senior, Project No. A01085.

Project Scope

The preliminary scope of work for the project includes, but is not limited to, renovations to the auditorium, gymnasium and classrooms. Twelve (12) group restrooms in Building 01 will be upgraded as required by the ADA Deficiency Report.

Auditorium – New seating, carpeting (installed in the aisles), stage floor refinishing, new lighting grid, system hardware and new system will be installed.

Gymnasium – New gymnasium, bleachers, wall padding, scoreboards and sound system will be installed. The gymnasium storage room will receive new flooring, ceiling and lighting.

Classrooms – Six (6) classrooms will be renovated to receive new finishes, doors, HVAC system, lighting, electrical, F/A and a P/A System.

The actual scope will depend on the maintenance needs assessment requirements and the architect/engineer's final scope definition.

Terms and Conditions:

- The negotiated lump sum fee for pre-construction services is \$35,000 for an estimated construction cost of \$1,969,035. This fee represents approximately 1.78% 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; 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 project. Staff will then submit the negotiated GMP for Board approval; and
- Jasco Construction Company has agreed to the terms and conditions of the contract.

Prior Commissionings:

The Board has commissioned Jasco Construction Company 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 not to exceed \$500,000 each.

Principals

The Principal for Jasco Construction Company is Esteban L. Suarez. This firm is located at 13317 S.W. 124th Street, Miami, Florida 33186.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of Jasco Construction Company as Construction Management (CM) at-Risk firm for the Remodeling and Renovations at Miami Springs Senior, Project No. A01085, 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 \$35,000 for pre-construction services, which represents approximately 1.78% 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