

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: COMMISSIONING OF HEWETT-KIER CONSTRUCTION, INC. AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR THE REMODELING AND RENOVATION AT MIAMI CORAL PARK SENIOR, PROJECT NO. A01084, 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:

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

Negotiations with Hewett-Kier Construction, Inc. (fourth-ranked firm) have been successfully completed for the Remodeling and Renovations at Miami Coral Park Senior, Project No. A01084.

Project Scope

The preliminary scope of work for the project includes, but is not limited to, Safety-to-Life and ADA deficiency corrections throughout the facility; the replacement of ceilings and lighting in Building 1 (to include emergency lighting and associated minor electrical work); alterations to the Men's and Women's locker rooms; replacement of existing bleachers; removal and replacement of the Gym hardwood flooring, ceiling and lighting; renovations to the gymnasium toilet rooms; and complete interior and exterior painting. Site work includes but is not limited to drainage corrections at the football field, and between Buildings 1 and 3, with re-grading, new irrigation system, and new sod.

Terms and Conditions:

- The negotiated lump sum fee for pre-construction services is \$37,000 for an estimated construction cost of \$4,531,920. This fee represents approximately 0.82% 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
- Hewett-Kier Construction, Inc. has agreed to the terms and conditions of the contract.

Prior Commissionings:

The Board has commissioned Hewett-Kier Construction, Inc., for the following projects and/or continuing contracts within the last three years:

- CM at-Risk for Historical Renovations of Gym & Classroom / Admin. Building at Ponce de Leon Middle School

Prior Awards

The Board has awarded Hewett-Kier Construction, Inc., for the following projects within the last three years:

- Design-Builder for Window Replacement at L.C. Evans Elementary School, Project No. A0724A, in the amount of \$956,000, on April 14, 2004
- Design-Builder for Renovation of Science Classrooms at Homestead Senior High School, Project No. LP0024, in the amount of \$1,262,700, on April 9, 2003
- Design-Builder for New Addition and Remodeling at Miami Palmetto Senior High School, Project No. BB0557, in the amount of \$6,783,753, on July 10, 2002
- Design-Builder for State School Addition "FF-1" at Brownsville Middle School, Project No. A0723 / A0723A, in the amount of \$7,535,000, on July 11, 2001

Principals

The Principal for Hewett-Kier Construction, Inc., is James Hewett. This firm is located at 3451 N.W. 14th Avenue, Pompano Beach, Florida 33064.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of Hewett-Kier Construction, Inc., as Construction Management (CM) at-Risk firm for the Remodeling and Renovations at Miami Coral Park Senior, Project No. A01084, 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 \$37,000 for pre-construction services, which represents approximately 0.82% 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