

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 PALM SPRINGS MIDDLE, PROJECT NO. A01002, 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 Jasco Construction Company have been successfully completed for the Remodeling and Renovations at Palm Springs Middle, Project No. A01002.

Project Scope

Project A01002 – Various Renovations

Sitework includes, but is not limited to, 6' fencing with vehicular and pedestrian access gates along West 59th Place and West 10th Avenue, and at the west end of the courtyard between Buildings No.1 and 6; improvements at the main entrance to the school; restoration and re-grading of the playfield and irrigation system; drainage corrections; new flagpole; and new sidewalks. Entire facility is to be re-painted, interior and exterior, with the exception of Buildings 2 and 6. Auditorium stage curtain is to be replaced. In Building 3, causes of, and damages from, water intrusion and/or excessive humidity are to be determined and permanently corrected.

Project A1002A – QZAB Renovations

Band Room Suite renovations include blocking up all existing windows, and installation of new interior finishes; interior and exterior door and hardware replacement; corrections to risers to provide accessibility; new A/C system; new interior lighting; comprehensive electrical up-grades; new instructional aids and FF&E.

P.E. Locker Room – Rooms 107, 107A, 107B, 109, 109A, and 109B. Scope for this area is similar to scope for the Band Room Suite. In addition, existing lockers and benches are to be replaced with new. Male and female toilets in the locker rooms are to be renovated to provide accessibility.

Safety-to-Life and ADA Compliance up-grades for renovated areas above. 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.

Project A1002B – ADA Barrier Removal

Correct violations of the Florida Accessibility Code to achieve program accessibility for the disabled throughout all areas of the school.

Terms and Conditions

- The negotiated lump sum fee for pre-construction services is \$35,000 for an estimated construction cost of \$2,076,923. This fee represents approximately 1.69% 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 & Performance Evaluation

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

- CM at-Risk FY 03-04. Pre-Construction Services at Miami Springs Senior High for Remodeling and Renovations, Project No. A01085. Commissioned on March 16, 2005.
- 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.

The most recent overall performance evaluation score issued staff to Jasco Construction Company was for the quarter ending December 31, 2004. Based on a performance scale of 1-5, the firm received a score of 3.33.

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 Palm Springs Middle, Project No. A01002, 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 1.69% 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