

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF GERRITS CONSTRUCTION, INC. AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR DEFERRED MAINTENANCE PACKAGE #10, RENOVATIONS, MAINTENANCE AND REPAIRS AT:

- MIAMI PARK ELEMENTARY, PROJECT NO. A01140;
- EARLINGTON HEIGHTS ELEMENTARY, PROJECT NO. 00277800 AND
- DR. HENRY W. MACK / WEST LITTLE RIVER ELEMENTARY, PROJECT NO. 00260000

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

Staff has completed the selection process for Construction Management (CM) at-Risk firms for the Facilities Work Program FY 05-06 (as may be amended from time to time) and which may include three additional years. Firms were solicited for Category "B" projects to provide pre-construction services for projects with construction values between \$ 5 million and \$15 million.

Of the seven (7) firms that applied for this category, the following were interviewed and ranked by the Selection Committee on January 3, 2006:

1. Jasco Construction Company
2. Stobs Bros. Construction Co.
3. Hewitt-Kier Construction, Inc.
4. Veitia Padron, Inc.
5. Gerrits Construction, Inc.
6. NAC Construction, Inc.
7. Cuesta Construction Corp.

The Selection Committee was comprised of the following individuals:

Committee Member
Dr. Bhagwan Gupta
Dr. Steven Gallon III
Jorge Luaces
Rolando Pardo

Representing
Office of the Superintendent
School Operations
Office of Capital Improvements Projects
Office of Capital Improvements Projects

Committee Member

Chuks Chinyere
Brad Powell
Dennis Caserta
Carlton Crawl (non-voting)

Representing

Maintenance Operations
Educational Facilities Compliance
Business Development and Assistance
A/E Selections, Negotiations & Design Management

Assignment of projects will be based on alignment of projects construction values with each firm's capabilities, pre-qualification certificate amounts and scheduling of each project. Firms will be assigned projects as they become available.

Given the results of the Selection Committee interviews, Gerrits Construction, Inc. (Gerrits) was selected for Deferred Maintenance Package (DMP) #10, Renovations, Maintenance and Repairs at:

- Miami Park Elementary, Project No. A01140
- Earlington Heights Elementary, Project No. 00277800 and
- Dr. Henry W. Mack / West Little River Elementary, Project No. 00260000

Negotiations with Gerrits have been successfully completed as follows:

Project Scope

The scope of work for each project includes, but is not limited to, the following general repairs, replacement and ADA modification:

1. Miami Park Elementary, Project A01140
 - a. Site and infrastructure work:
 - Re-surfacing of parking lots and bus drop-off and replacement of perimeter fence (chain link and estate).
 - Replacement of storm drainage and irrigation system.
 - Sanitary sewer connection to the municipal sewer system.
 - Replacement of water fountains and group restroom fixtures
 - Replace basketball goals & posts.
 - b. Roof repairs & replacement for Buildings 1 – 19.
 - c. Renovation of restrooms to comply with ADA requirements at various locations throughout the school.
 - d. Interior repairs:
 - Major interior and exterior painting
 - Replace cabinetry, classroom doors, frames, hardware, acoustical ceiling, signage and aluminum awning windows.
 - Replace panel boards, main service feeders, electrical wiring, light fixtures, circuit breakers, HVAC units and kitchen hood exhaust fan.

Based on the final scope definition program prepared by URS Corporation, the estimated cost of construction for the initial phase of this project is **\$3,829,870.**

2. Earlington Heights Elementary, Project 00277800

a. Site and infrastructure work:

- New bus drop-off, covered walkway, flag pole and roadway to service area.
- Repairs to the irrigation system & storm drainage modifications.
- Replace perimeter fencing (chain link and estate), additional sidewalks, ADA ramps at courtyard & campus lighting.
- New basketball courts and PE shelter.
- Sanitary sewer connection to the municipal sewer system.
- Replace the underground fuel tank with a temporary above ground fuel tank.

Based on the final scope definition program prepared by URS Corporation, the estimated cost of construction for the initial phase of this project is **\$817,513.**

3. Dr. Henry W. Mack / West Little River Elementary, Project 00260000

a. Site and infrastructure work:

- New bus drop-off & covered walkway.
- Re-surfacing of parking lots, replacement of perimeter fence & install new playground equipment.
- Replacement of storm drainage & irrigation system.
- Replacement of water and sewer, site piping and sanitary sewer connection to the municipal sewer system.

b. Various renovations throughout the campus including, but not limited to, modifications to toilet rooms, addition of ramps & replacement of non-conforming railings to ensure compliance with ADA requirements.

c. Interior repairs:

- Replacement of cabinetry, classroom doors & frames, carpet, stage curtains, acoustical ceilings and steel casement windows.
- Replacement of plumbing fixtures & water closets, water coolers, water heater and boiler.
- Conversion of fuel oil system to LP gas.
- Replacement of main service feeders, gas generator electrical wiring, light fixtures (including stage/theater lighting), circuit breakers & HVAC systems and units.

Based on the final scope definition program prepared by URS Corporation, the estimated cost of construction for the initial phase of this project is **\$3,916,758.**

Terms and Conditions

The agreement negotiated by staff contains the following terms and conditions:

1. Gerrits agrees to provide the requisite pre-construction services for this project, including, but not limited to, the following:
 - Review all design and construction documents prepared by the Project Architect/Engineer, as well as all existing on-site conditions, to ensure constructability of the project.
 - Provide the District with value engineering analysis, cost saving recommendations and estimates throughout the various phases of design.
 - Prepare a master construction schedule to identify potential time saving measures and to facilitate the timely completion of the project.
 - Coordinate with District staff and Project Architect/Engineer to ensure that all the necessary testing, permitting applications and regulatory agency reviews are accomplished.
 - Identify all the various bid packages needed to successfully execute the project, and conduct pre-bid conferences with qualified sub-contractors, material suppliers and equipment vendors.
2. The negotiated lump sum fee for pre-construction services is \$75,000 for an estimated construction cost of \$8,564,141. This fee represents approximately 0.87% of the construction cost;

<u>Facility</u>	<u>Construction Estimate</u>	<u>Lum Sum Fee</u>
Dr. Henry W. Mack / West Little River Elem.	\$3,916,758	\$34,500
Miami Park Elementary	\$3,829,870	\$33,750
Earlington Heights Elementary	\$ 817,513	\$ 6,750

3. Costs for printing shall be reimbursed by the Board on a direct cost basis;
4. 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;
5. 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;
6. Upon completion of the pre-construction services, the CM at-Risk firm shall negotiate a Guaranteed Maximum Price (GMP) for the construction project. If accepted, staff will submit the negotiated GMP for Board approval; and
7. Gerrits Construction, Inc., has agreed to the terms and conditions of the contract.

Prior Commissionings & Performance Evaluation

The Board has not commissioned Gerrits Construction, Inc. for any projects and/or continuing contracts within the last three years and therefore a performance evaluation is not available.

Principals

The Principal/Owner designated to be directly responsible to the Board for Gerrits Construction, Inc., is David P. Gerrits. This firm is located at 8177 West Glades Road, Boca Raton, Florida 33434.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of Gerrits Construction, Inc., as Construction Management at-Risk firm for Deferred Maintenance Package #10, Renovations, Maintenance and Repairs for the following projects, under the following terms and conditions:

- Miami Park Elementary, Project No. A01140;
- Earlington Heights Elementary, Project 00277800; and
- Dr. Henry W. Mack / West Little River Elementary, Project No. A01116

- 1) A total lump sum fee of \$75,000 for pre-construction services;
- 2) other terms and conditions as set forth in the body of the agenda item.

NAD:CC:cc