

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF CUESTA CONSTRUCTION CORP. AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR DEFERRED MAINTENANCE PACKAGE #12, RENOVATIONS, MAINTENANCE AND REPAIRS AT D. A. DORSEY EDUCATIONAL CENTER, PROJECT NO. A01122 AND LINDSEY HOPKINS TECHNICAL EDUCATIONAL CENTER, PROJECT NO. A01116**

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

The Selection Committee was comprised of the following individuals:

<u>Committee Member</u>	<u>Representing</u>
Dr. Bhagwan Gupta	Office of the Superintendent
Dr. Steven Gallon III	School Operations
Jorge Luaces	Office of Capital Improvements Projects
Rolando Pardo	Office of Capital Improvements Projects
Chuks Chinyere	Maintenance Operations
Brad Powell	Educational Facilities Compliance
Dennis Caserta	Business Development and Assistance
Carlton Crawl (non-voting)	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.

Based on the above criteria, all firms have been commissioned (or have been assigned) to provide CM at-Risk services for other projects. Staff assigned the seventh-ranked firm, Cuesta Construction Corp. (Cuesta) for Deferred Maintenance Package #12, Renovations, Maintenance and Repairs at D. A. Dorsey Educational Center, Project No. A01122 and Lindsey Hopkins Technical Educational Center, Project No. A01116

Negotiations with Cuesta have been successfully completed as follows:

### Project Scope

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

#### 1. D. A Dorsey Educational Center, Project A01122

Based on a compiled list of deferred maintenance items, Safety-to-Life items, and ADA deficiencies at this campus, the firm of Laura M. Perez & Associates (LMP) has developed a final scope definition program (in conjunction with District staff) prioritizing the work to be done in two phases. The initial phase shall be executed utilizing the funds currently available for this remedial work. The subsequent phase is not included under this contract and shall be addressed at a later date when additional funds become available.

The initial scope of work (Phase I) for this project includes the following:

- a. Site and infrastructure:
  - Window replacement and removal of underground storage tanks.
  - New bollards to block vehicular traffic.
  - Relocation of drainage structure.
- b. Interior repairs:
  - Electrical system upgrades, replacement of interior lighting and new public address system.
  - Replacement of HVAC units, exhaust fan and boiler.
  - Replacement of cabinets, carpet & acoustical ceiling.
- c. ADA modifications:
  - Provide thresholds, ramps, door hardware to ensure ADA compliance at educational spaces & administrative areas.
  - Provide new handrails at main entrance.
  - New unisex toilet rooms (staff and student) near Building #01
  - Remodeling of various group toilet rooms.

Based on the final scope definition program prepared by LMP, the estimated cost of construction for the initial phase of this project is \$2,843,980.

2. Lindsey Hopkins Technical Educational Center, Project A01116

- Major exterior and interior paint.
- Interior Finishes and Fixtures – Replacement of wood doors and frames.
- ADA - Replacement of stair tread/nosing and other non-conforming items to ensure ADA compliance.
- Electrical – Several of the buildings require additional power outlets and new data outlets for new computers.
- HVAC – New air conditioning for the elevator machine room (buildings #05 and #06).

Based on the final scope definition program prepared by URS Corporation, the estimated cost of construction for this project is \$1,184,032.

Terms and Conditions

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

1. Cuesta 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 \$30,000 for an estimated construction cost of \$3,869,943. This fee represents approximately 0.77% of the

construction cost as follows:

<u>Facility</u>	<u>Construction Estimate</u>	<u>Lum Sum Fee</u>
D. A. Dorsey Educational Center	\$2,843,980	\$ 21,000
Lindsey Hopkins Tech. Ed. Center	\$1,184,032	\$ 9,000

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. Cuesta Construction Corp. has agreed to the terms and conditions of the contract.

#### Prior Commissionings & Performance Evaluation

The Board has not commissioned Cuesta Construction Corp. 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 Cuesta Construction Corp. is Michael M. Cuesta. This firm is located at 14147 N.W. 107th Avenue, Miami, Florida 33172.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission the firm of Cuesta Construction Corp. as Construction Management at-Risk firm for Deferred Maintenance Package #12, Renovations, Maintenance and Repairs at D. A. Dorsey Educational Center, Project No. A01122; and Lindsey Hopkins Technical Educational Center, Project No. A01116, as follows:

- 1) a total lump sum fee of \$30,000 for pre-construction services; and \$21,000 for D. A. Dorsey Ed. Center and \$9,000 for Lindsey Hopkins Technical Educational Center
- 2) other terms and conditions as set forth in the body of the agenda item.

NAD:CC:cc

