

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF JASCO CONSTRUCTION COMPANY AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR DEFERRED MAINTENANCE PACKAGE #7, GENERAL REPAIRS AND REHABILITATION AT BUNCHE PARK ELEMENTARY, PROJECT NO. 00258100; CAROL CITY ELEMENTARY, PROJECT NO. 00258300; AND NATHAN YOUNG ELEMENTARY, PROJECT NO. A01119**

**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:

<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

Committee Member

Representing

Dennis Caserta

Carlton Crawl (non-voting)

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.

Base 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 top-ranked firm, Jasco Construction Company, (Jasco) to provide CM at-Risk services for Deferred Maintenance Package (DMP) #7, General Repairs and Rehabilitation at:

- Bunche Park Elementary, Project No. 00258100
- Carol City Elementary, Project No. 00258300 and
- Nathan Young Elementary, Project No. A01119

Negotiations with Jasco 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 and rehabilitation:

1. Bunche Park Elementary, Project No. 00258100

- Site work – 1) Expansion of play courts surfaces, replacement of basketball goal posts and backboards, re-grading/re-sodding area around courts; 2) Expansion of irrigation system to include areas near playground and six-pack classroom building; irrigation system repairs at building 04; 3) sidewalk repairs/replacement; replacement of storm drainage systems at parking lots, building 02, and play courts;
- Building envelope – repairs/replacement/restoration of unit masonry; major paint; replacement of windows, exterior steel doors, frames, and hardware (including thresholds) throughout the facility;
- Interior – replacement throughout the facility of 1) acoustical tile ceiling and lighting; 2) custom and storage cabinets, counters, sinks and wood trim; 3) vinyl composition tile flooring; and 4) marker boards. Renovation of all toilet rooms to comply with ADA requirements;
- HVAC – replacement of 1) water heating system; and 2) all evaporative condensers and window units; provide A/C and new hood exhaust system at kitchen;

- Electrical – exterior corridor and building perimeter security lighting; replacement of all fused panel boards; addition of GFI and convenience receptacles; and
- Replacement of fire alarm system.

Based on the final scope definition program prepared by Soares Da Costa Constructor, Inc., Program Manager (dated October 3, 2005) the estimated cost of construction for this project is \$4,600,063.

## 2. Carol City EI – Project No. 00258300

- Re-sealing and re-stripping of existing parking lots; service yard re-grading and re-surfacing; chain link fence and gate replacement; up-grading and expansion of existing irrigation system to include entire site; re-surfacing and re-marking of play courts;
- Replacement of PE shelter;
- New parent drop-off (including all related drives and walkways);
- Replacement of windows and acoustical ceilings at buildings 10 and 11;
- Exterior/interior major paint; and
- Minor renovations at kitchen and cafeteria.

Based on the final scope definition program prepared by Soares Da Costa Constructor, Inc., Program Manager (dated October 19, 2005) the estimated cost of construction for this project is \$1,191,295.

## 3. Nathan Young EI – Project No. A01119

- Site work – Replacement of perimeter chain link fencing and gates; irrigation system repairs and head replacements; playfield equipment repairs and re-surfacing; re-sodding in courtyard between buildings 01 and 02; new courtyard drainage systems;
- Building exterior – Replacement of aluminum storefront; removal of asbestos-containing materials; replacement of balcony and stair handrails;
- Exterior/interior major paint, with exterior door/frame and window replacement;
- New elevator;
- HVAC - New AC system at kitchen; replacement of 20 ton roof-top unit, chiller and circulating pump, and cooling tower; boiler pump replacement;
- Building interior – Replacement of 1) acoustical ceiling and lighting, building 01 (1<sup>st</sup> and 2<sup>nd</sup> floors), and cafeteria; 2) Audio/Visual system; 3) stage curtain;

- ADA up-grades throughout the facility to include drinking fountains, toilet fixtures, faucets and sinks, doors, frames, hardware, cafeteria serving line, clinic toilet room and counters; and
- Electrical up-grades to include addition of approximately 200 receptacles (building 01); and replacement of 1) transformer and switch gear; 2) distribution panels (building 01); and 3) stage lighting and sound systems.

Based on the final scope definition program prepared by Soares Da Costa Constructor, Inc., program Manager (dated November 16, 2005) the estimated cost of construction for this project is \$3,203,273.

### Terms and Conditions

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

1. Jasco 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 **\$65,000** for an estimated combined construction cost of \$8,994,631. This fee represents approximately 0.72% of the combined construction cost;

<u>Facility</u>	<u>Construction Estimate</u>	<u>Lump Sum Fee</u>
Bunche Park Elementary	\$4,600,063	\$33,242
Carol City Elementary	\$1,191,295	\$ 8,609
Nathan Young Elementary	\$3,203,273	\$23,149

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. Jasco Construction Company, has agreed to the terms and conditions of the contract.

#### Project Fund

- Bunche Park Elementary  
Fund: 0394 Object: 5680 Location: 0641 Program: 1875 Function: 7400
- Carol City Elementary  
Fund: 0394 Object: 5680 Location: 0681 Program: 1887 Function: 7400
- Nathan Young Elementary  
Fund: 0394 Object: 5680 Location: 5971 Program: 2382 Function: 7400

#### Prior Commissionings & Performance Evaluation

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

- CM at-Risk for Pre-Construction Services for the Renovations and Remodeling Project at Miami Lakes Educational Center: Project No. A0815  
Estimated Construction Cost: \$3.38 million  
Commissioned: November 16, 2005
- CM at-Risk for Pre-Construction Services for the following New Early Childhood Center (ECC) prototype projects: ECC-1 (Project No. 00170000), ECC-2 (Project No. 00170100) and ECC-3 (Project No. 00170200)  
Estimated Construction Cost: \$12,000,000 (all three projects)  
Commissioned: August 17, 2005

- CM at-Risk for “One, Two or More Story Prototype Additions at Various Sites” as provided in the Facilities Work Program FY 03-04  
Commissioned: July 13, 2005
- CM at-Risk for FY 03-04 Pre-Construction Services at Palm Springs Middle for Remodeling and Renovations, Project No. A01002  
Estimated Construction Cost: \$2,076,923  
Commissioned: April 13, 2005
- CM at-Risk for FY 03-04 Pre-Construction Services at Miami Springs Senior High for Remodeling and Renovations, Project No. A01085  
Estimated Construction Cost: \$1,969,035  
Commissioned: March 16, 2005
- CM at-Risk for Miscellaneous Projects. Four-year term contract projects with construction values not to exceed \$1 million each.  
Commissioned: May 19, 2004
- CM at-Risk for Pre-Construction Services at South Miami Senior High for Addition, Project No. A0747  
Estimated Construction Cost: \$12,941,125  
Commissioned: March 12, 2003

The most recent overall performance evaluation score issued by staff to Jasco was for the quarter ending September 30, 2005. Based on a performance scale of 1-5, the firm received a score of 2.92.

### Principals

The Principal/Owner designated to be directly responsible to the Board for Jasco Construction Company, is Esteban L. Suarez. This firm is located at 13317 S.W. 124<sup>th</sup> Street, Miami, Florida 33186.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission the firm of Jasco Construction Company, as Construction Management at-Risk firm for Deferred Maintenance Package #7, General Repairs and Rehabilitation at Bunche Park Elementary, Project No. 00258300; Carol City Elementary, Project No. 00258300; and Nathan Young Elementary, Project No. A01119 under the following considerations:

- 1) A total lump sum fee of \$65,000 for pre-construction services:
  - Bunche Park Elementary \$33,242
  - Carol City Elementary \$ 8,609
  - Nathan Young Elementary \$23,149
  
- 2) other terms and conditions as set forth in the body of the agenda item.

NAD:CC:cc