

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF HEWETT-KIER CONSTRUCTION, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR DEFERRED MAINTENANCE PACKAGE #8, GENERAL REPAIRS AND REHABILITATION AT AMERICAN SENIOR HIGH SCHOOL PROJECT NO. 00257800

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. Hewett-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
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.

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 third-ranked firm, Hewett-Kier Construction, Inc., (Hewett-Kier) to provide CM at-Risk services for Deferred Maintenance Package (DMP) #8, General Repairs and Rehabilitation at American Senior High, Project No. 00257800. Negotiations with Hewett-Kier have been successfully completed as follows:

Project Scope

The scope of work includes, but is not limited to, the following:

- Site – New bus and parent drop-off including related drives and sidewalks. Replacement of asphalt pavement at parking, re-striping and new handicap parking stalls. New and replacement of chain link fences and gates at miscellaneous locations. New irrigation system. Minor replacement of storm drainage system. Restoration of and redistribution of baseball, football, soccer and softball playfields.
- Building Envelope – Replacement of steel doors/frames (sliding, single and double-hung) at miscellaneous locations and replacement of overhead metal door. Minor painting throughout the facility. Repairing of concrete beam due to spalling.
- Interior – Repairing operable partitions at auditorium. Replacement of acoustical ceiling and related work (sprinkler heads, and HVAC diffusers) throughout the facility; replacement of built-in countertops and cabinets due to damage and meeting ADA accessibility requirements. Replacement of carpet in classrooms with vinyl composition tile. Replacement of existing lighting fixtures throughout the facility (except at the media center).
- Specialties - Replacement of physical education lockers in the locker rooms. Minor repair or replacement of instructional aids.
- Replacement of elevator and controls to meet ADA requirements
- HVAC – Replacement of existing air handling units (5 HP, 10 HP, and 15 HP); replacement of evaporative condenser units, exhaust fan roof-mounted units, pneumatic controls, and unit ventilators.
- Electrical – Replacement of stage/theater lighting. New electrical outlets throughout the facility (including those classrooms currently being used as computer labs).
- Plumbing – Replacement of hot water gas boiler, pumps and related work. Replacement of 800-gallon electric water heater.

Based on the final scope definition program prepared by Soares Da Costa Constructor, Inc., Program Manager (dated August 23, 2005) the estimated cost of construction for this project is \$9,778,431.

Terms and Conditions

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

1. Hewett-Kier 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 **\$78,500** for an estimated construction cost of \$9,778,431. This fee represents approximately 0.80% of the construction cost;
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. Hewett-Kier Construction Company has agreed to the terms and conditions of the contract.

Project Fund

Fund: 0394 Object: 5680 Location: 7011 Program: 2621 Function: 7400

Prior Commissionings & Performance Evaluation

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 Pre-Construction Services for the New Middle Learning Center at Frank C. Martin Elementary, Project No. A01093
Estimated Construction Cost: \$10.6 million
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 Pre-Construction Services for Remodeling and Renovations at Coral Park Senior High, Project No. A01084
Estimated Construction Cost: \$4,531,920
Commissioned: March 16, 2005
- CM at-Risk for Pre-Construction Services for Historical Restoration/Structural Repairs of Gym and Classroom/Administration Building at Ponce de Leon Middle, Project No. A01003
Estimated Construction Cost: \$7,020,000
Commissioned: December 15, 2004

The most recent overall performance evaluation score issued by staff to Hewett-Kier Construction, Inc., was for the quarter ending September 30, 2005. Based on a performance scale of 1-5, the firm received a score of 3.36.

Principals

The Principal/Owner designated to be directly responsible to the Board 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 at-Risk firm for Deferred Maintenance Package #8, General Repairs and Rehabilitation at American Senior High, Project No. 00257800, for the following considerations:

- 1) A total lump sum fee of \$78,500 for pre-construction services;
- 2) other terms and conditions as set forth in the body of the agenda item.

NAD:CC:cc