

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF NAC CONSTRUCTION, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR DEFERRED MAINTENANCE PACKAGE #11, RENOVATION, MAINTENANCE AND REPAIRS AT THENA CROWDER ELEMENTARY, PROJECT NO. 00261800; TOUSSAINT L'OUVERTURE ELEMENTARY, PROJECT NO. 00266500; AND MORNINGSIDE ELEMENTARY, PROJECT NO. 00261500

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 sixth-ranked firm, NAC Construction. Inc., (NAC) to provide CM at-Risk services for Deferred Maintenance Package (DMP) #11, Renovation, Maintenance and Repairs at:

- Thena Crowder Elementary, Project No. 00261800
- Toussaint L'ouverture Elementary, Project No. 00266500 and
- Morningside Elementary, Project No. 00261500

Negotiations with NAC have been successfully completed as follows:

Project Scope

The scope of work for each project includes, but is not limited to, the following renovation, maintenance and repairs:

1. Thena Crowder Elementary, Project No. 00261800

- Site – replacement of basketball standards, perimeter chain link fencing and gates (approx. 500 linear feet), aluminum flagpole, irrigation system, and damaged sidewalks (approx. 1000 linear feet); New bus drop-off;
- Building envelope – replacement of all exterior steel doors, frames and hardware (building 01); exterior paint;
- Interior – replacement of reception counter, hardware and signage, and renovations of all restrooms, to comply with ADA requirements (building 01); interior paint throughout;
- HVAC – replacement of three AHU's and condensing units, one kitchen and all roof-mounted toilet room exhaust fans (building 01);
- Electrical – replacement of service entrance main no. 06, all classroom surface mounted 2x4 fluorescent light fixtures, corridor recessed incandescent light fixtures, three A/C disconnects, and two panel boards; provide TVSS for all mains and boards serving computer equipment; and

- Plumbing – replacement of fixtures and fittings, drinking fountains and water coolers to meet ADA requirements; replacement of water heater in kitchen.

Based on the final scope definition program prepared by URS Corporation, Program Manager (dated September 12, 2005) the estimated cost of construction for this project is \$582,121.

2. Morningside Elementary, Project No. 00261500

- Site – replacement of perimeter chain link fencing and gates (approximately 2000 linear feet), and irrigation system; re-stripe parking lot; new storm drainage system; provide ADA accessible route to building 01;
- Building envelope – replacement of exterior steel doors, frames and hardware (building 03 and 06);
- Interior – replacement of door locks/latch sets and renovation of restroom to comply with ADA requirements (building 01); replacement of vinyl composition tile flooring (building 01, approx 6000 sq. ft.); and stage floor repairs/refinishing; provide ADA-compliant signage;
- HVAC – replacement of AHU's, direct digital controls, restroom exhaust fans, A/C window units; repair/re-certify backflow preventors;
- Electrical – replacement of interior light fixtures (building 06);
- Plumbing – replacement of fixtures and fittings, drinking fountains and water coolers to meet ADA requirements;

Based on the final scope definition program prepared by URS Corporation, Program Manager (dated October 12, 2005) the estimated cost of construction for the initial phase of this project is \$1,075,507.

3. Toussaint L'ouverture Elementary, Project No. 00266500

- Site – renovations of staff parking lot and repairs to storm drainage system; renovations and surface replacement at kindergarten (K) playground; replacement of tables and benches and playground equipment for pre-K and K play areas; replacement of marquee sign (school name);
- Building envelope – replacement of awning windows (buildings 01, 03, 04) and repair window shutters; provide sound absorbent panels (building 05);
- Interior – replacement of hardware and renovation of restroom to comply with ADA requirements (building 04); provide ADA-compliant signage throughout facility;
- HVAC – replacement of AHU's, restroom and kitchen exhaust fans, unit ventilators, cooling towers, and chillers (buildings 01 – 04); provide up-grades to direct digital

control system;

- Electrical – replacement of exterior light fixtures (building 01-05); replacement of transformer (building 05); and
- Plumbing – replacement of fixtures and fittings, drinking fountains and water coolers to meet ADA requirements (buildings 01 -05); replacement of electric and gas water heaters; repair/re-certify backflow preventor; replace Automatic Fire Suppression System.

Based on the final scope definition program prepared by URS Corporation, Program Manager (dated October 12, 2005) the estimated cost of construction for this project is \$1,528,253.

Terms and Conditions

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

1. NAC 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 **\$29,500** for an estimated combined construction cost of \$3,185,881. This fee represents approximately 0.93% of the combined construction cost;

<u>Facility</u>	<u>Construction Estimate</u>	<u>Lump Sum Fee</u>
Thena Crowder Elementary	\$ 582,121	\$ 5,392
Toussaint L'ouverture Elementary	\$1,528,253	\$14,153
Morningside Elementary	\$1,075,507	\$ 9,955

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. NAC Construction, Inc., has agreed to the terms and conditions of the contract.

Project Fund

1. Thena Crowder Elementary
Fund: 0394 Object: 5680 Location: 2531 Program: 2055 Function: 7400
2. Toussaint L'ouverture Elementary
Fund: 0394 Object: 5680 Location: 3051 Program: 0789 Function: 7400
3. Morningside Elementary
Fund: 0394 Object: 5680 Location: 3501 Program: 2154 Function: 7400

Prior Commissionings & Performance Evaluation

The Board has not commissioned NAC Construction, Inc., for any projects and/or continuing contracts within the last three years.

The most recent overall performance evaluation score issued by staff to NAC was for the quarter ending September 30, 2005. Based on a performance scale of 1-5, the firm received a score of 3.25.

Principals

The Principal/Owner designated to be directly responsible to the Board for NAC Construction, Inc., is Nestor A. Castellon. This firm is located at 9065 S.W. 87th Avenue, Suite 103B, Miami, Florida 33176.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of NAC Construction, Inc., as Construction Management at-Risk firm for Deferred Maintenance Package #11, Renovation, Maintenance and Repairs at Thena Crowder Elementary, Project No. 00261800; Toussaint L'ouverture Elementary, Project No. 00266500; and Morningside Elementary, Project No. 00261500; under the following considerations:

1) A total lump sum fee of \$29,500 for pre-construction services:

- Thena Crowder Elementary \$ 5,392
- Toussaint L'ouverture Elementary \$14,153
- Morningside Elementary \$ 9,955

2) other terms and conditions as set forth in the body of the agenda item.

NAD:CC:cc