

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF VEITIA PADRON INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR DEFERRED MAINTENANCE PACKAGE #9, GENERAL REPAIRS AND REHABILITATION AT MIAMI PALMETTO SENIOR HIGH SCHOOL PROJECT NO. 00264300

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 Selection, 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 fourth-ranked firm, Veitia Padron, Inc., (VPI) to provide CM at-Risk services for Deferred Maintenance Package #9, General Repairs and Rehabilitation at Miami Palmetto Senior High, Project No. 00264300. Negotiations with VPI have been successfully completed as follows:

Project Scope

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

- Site – replacement of facility-wide storm drainage system; new chain link fencing and gates (main entrance area, along S.W. 118 St.), new parent drop-off area, new running track; restoration of soccer, football, and practice fields; replacement of flagpole; re-sodding of entire facility; replacement of existing irrigation system; repair/replacement of bleachers; resurfacing of parking lots; extension of service road to SW 120th St.;
- Building envelope - repairs/replacement of roofing (approx. 20,000 sq. ft.); replacement of windows (building 01);
- Building interiors – repair/up-grade elevator (building 02) to meet ADA requirements; repairs/replacement of ceiling (buildings 01, 02, 04, 06, 10 and 11); flooring replacement (buildings 06 and 11); kitchen flooring repairs/replacement; auditorium seating repairs/replacement; renovation of toilet rooms, facility-wide, to comply with ADA requirements;
- HVAC – facility-wide HVAC and gas systems equipment and distribution components evaluation/assessment (including HVAC control system and EMS); replacement of cooling tower and piping, AHUs and associated chilled water piping (and insulation), ventilators and exhaust fans; provide A/C for kitchen building 10; replacement of dust collection system at wood and metal shops, building #11;
- Plumbing – replacement of backflow preventors (facility-wide); repair/replacement of grease trap at building 10; correction of domestic water piping system deficiencies (buildings 01,02,04,06,07,10 and 12); correction of sanitary sewer piping system deficiencies, buildings 07 and 10; facility-wide replacement of plumbing fixtures and fittings to comply with ADA requirements;
- Electrical – facility-wide corridor and ceiling lighting evaluation/assessment; provide new, facility-wide, exterior lighting; over-all repairs to and expansion of the existing PA system to buildings 12, 13, 14, and 16; replacement of fused motor disconnects, fused panel boards; lighting repairs/replacements at buildings 01, 02,04,06,10 and 11.

- Scope added from Project No. 00130600 – new kitchen exhaust hood, automatic fire suppression system and kitchen air conditioning.

Based on the final scope definition program prepared by Parsons Brinckerhoff Construction Services, Program Manager (dated October 21, 2005) the estimated cost of construction for this project is \$5,512,629.

Terms and Conditions

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

1. VPI 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 **\$46,500**. This fee represents approximately 0.84% of \$5,512,629, the estimated 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. Veitia Padron, Inc., has agreed to the terms and conditions of the contract.

Project Fund

Fund: 0389 Object: 5680 Location: 7431 Program: 2669 Function: 7400

Prior Commissionings & Performance Evaluation

The Board has commissioned Veitia Padron, Inc. for the following projects and/or continuing contracts within the last three years:

- CM at-Risk for One, Two, or More Story Prototype Additions (aka Modulares) at Various Sites as provided in the Facilities Work Program FY 03-04
Commissioned: February 16, 2005
- CM at-Risk for Pre-Construction Services for Window Replacement at Fienberg-Fisher Elementary, Project No. A01011 and W. J. Bryan Elementary Project No. A01033
Combined Estimated Construction Cost: \$9,753,500
Commissioned: January 19, 2005
- CM at-Risk for Pre-Construction Services for Renovations and New PE track at Miami Central Senior High, Project No. A01083
Estimated Construction Cost: \$12,875,000
Commissioned: December 15, 2004
- CM at-Risk for Pre-Construction Services for Miscellaneous Projects, Four-year term contract projects with construction values not to exceed \$1 million in value
Commissioned: May 19, 2004

The most recent overall performance evaluation score issued by staff to Veitia Padron, Inc., was for the quarter ending September 30, 2005. Based on a performance scale of 1-5, the firm received a score of 3.28.

Principals

The Principals/Owners designated to be directly responsible to the Board for Veitia Padron, Inc., are Roberto Padron and Agustin E. Veitia. This firm is located at 4444 S.W. 71st Avenue, Suite 101b, Miami, Florida 33155.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of Veitia Padron, Inc., as Construction Management at-Risk firm for Deferred Maintenance Package #9, General Repairs and Rehabilitation at Miami Palmetto Senior High School, Project No. 00264300, for the following considerations:

- 1) A total lump sum fee of \$46,500 for pre-construction services;
- 2) other terms and conditions as set forth in the body of the agenda item.

NAD:CC:cc