

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 #5, RENOVATIONS, MAINTENANCE AND REPAIRS AT MIAMI NORTHWESTERN SENIOR HIGH SCHOOL PROJECT NO. A01096

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 School Facilities	Office of the Superintendent
Dr. Steven Gallon III, Office of School Operations	School Operations
Jorge Luaces, Office of School Facilities	Construction
Rolando Pardo, Reg. V, Capital Improvement	Construction
Chuks Chinyere, Reg. I, Capital Improvement	Maintenance Operations
Brad Powell, Educational Facilities Compliance	Educational Facilities Compliance
Dennis Caserta, Business Development	Business Development & Assistance
Carlton Crawl, A/E Selection (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.

Based on the above criteria, staff assigned Hewett-Kier Construction, Inc., (Hewett-Kier) to provide CM at-Risk services for Deferred Maintenance Package #5, Renovations, Maintenance and Repairs at Miami Northwestern Senior High, Project No. A01096.

Negotiations with Hewett-Kier have been successfully completed as follows:

Project Scope

The intent of this project is to close out outstanding Mandatories, Provisos and other Punch List items, and to provide general renovations, maintenance and repairs and up-dating of the facilities. The CM at-Risk contractor must make provisions to phase the Work in order to minimize disruption to the normal operations of the school.

Portions of the Work may require the relocation of students from the construction area. As currently programmed, the Scope of Work would have to be implemented in four sequential phases. However, the A/E of Record, in conjunction with the CM at-Risk contractor and the Board, shall determine the most reasonable, safe, and cost-efficient method of executing this project.

A summary of the scope of work includes, but is not limited to, corrections to campus-wide deficiencies as noted in 1) Magellan deficiency report, 2) all design review and documented inspection reports from the original construction period to the present, as well as punch lists and consultant reports, and 3) URS inspections and/or meetings, as follows:

- Site Work - Provide new bus drop-off and new covered walkways to portable classrooms and student parking area;
- Roofing - Assess the condition of existing roofing throughout the facility, to determine the best course of action for this section;
- Structure - Replace expansion joint cover assemblies, and seal all expansion joints in slab on first floor, exterior; repair structural cracks;
- Building Envelope - Major paint, interior and exterior; replace exterior steel double- and single-hung doors, frames and hardware; apply epoxy coating to exterior corridor floors and stairs; re-seal and re-stripe parking lot;
- Interior - Evaluate Indoor Air Quality issues, including mold/mildew remediation and replacement of damaged interior finishes; A/E shall assess existing storm water drainage system to eliminate future water damage to doors and interior spaces;

- ADA Code compliance - correct four existing exterior stairs to meet ADA requirements; provide one ADA-accessible station at each Science Lab; renovate/remodel toilet rooms;
- HVAC - Replace chilled water piping insulation, Air Handling Units, VAV boxes, as noted in the Program, and provide new Direct Digital Control System; re-pipe existing fire suppression system; seal off and isolate exterior corridors from interior return air plenums adjacent to air-conditioned spaces to prevent condensation.

(Note: Replacement of three roof-mounted cooling towers, originally included in the programmed Scope (with a construction cost estimate of \$250,000), is currently being implemented as a "pull-out" project, on an emergency basis, and is no longer included in this project.)

- Plumbing - replace sinks and lavatories in Building 01;
- Electrical – Add GFI, 20 amp, and data receptacles; correct deficiencies to systems requiring emergency power from existing emergency generator (inclusion of P/A and Fire Alarm Systems); verify branch circuits from each emergency panel board, and re-connect all existing circuit breakers in new panel boards; verify code-compliance of smoke detector locations in all mechanical and electrical rooms; test all equipment in electrical and mechanical rooms for proper grounding;
- Fire/Safety - Provide fire extinguisher in all fire extinguisher cabinets; replace fittings on fire sprinkler T-connections and replace all existing rusted sprinkler heads; provide new strobe devices; verify shut-down of gas at kitchen and vocational labs upon activation of Fire Alarm system, and conformance of existing gas shut-off solenoid valves with applicable codes;
- Safety-to-Life - Review unresolved code issues included in the deficiencies lists and rectify noted deficiencies as required;

Based on the Final Scope Definition Program prepared by URS Corporation (dated May 15, 2006) the estimated cost of construction for this project is \$8,161,673 minus \$250,000 for chiller replacement noted above, or \$7,911,672.

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 Architect/Engineer of Record, 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 Architect/Engineer of Record 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 **\$67,000** for an estimated construction cost of \$7,911,673. This fee represents approximately 0.84% of the estimated construction cost;
 3. Costs for printing shall be reimbursed by the Board on a direct cost basis, per the terms and conditions of the Agreement;
 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 Agreement.

Project Fund

Fund: 0368 Object: 5680 Location: 7411 Program: 2666 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 American Senior High, Project No. 00257800
 Estimated Construction Cost: \$9.8 million Commissioned: March 15, 2006

- 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 #5, Renovations, Maintenance and Repairs at Miami Northwestern Senior High School, Project No. A01096, for the following considerations:

- 1) A total lump sum fee of \$67,000 for pre-construction services; and
- 2) The Project Scope and the Terms and Conditions, items 1 through 7, as set forth in the body of the agenda item.

NAD:CC:cc