

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF CUESTA CONSTRUCTION CORP., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR DEFERRED MAINTENANCE PACKAGE #21, RENOVATIONS, MAINTENANCE AND REPAIRS AT LAKEVIEW ELEMENTARY SCHOOL, PROJECT NO. 00260200, MADISON MIDDLE SCHOOL, PROJECT NO. 00260500 AND HIALEAH ELEMENTARY SCHOOL, PROJECT NO. 00263100

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 & Des. Mgt.

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 Cuesta Construction Corp., (Cuesta) to provide CM at-Risk services for Deferred Maintenance Package #21, Renovations, Maintenance and Repairs at:

- **Lakeview Elementary, Project No. 00260200,**
- **Madison Middle, Project No. 00260500 and**
- **Hialeah Elementary, Project No. 00263100**

Negotiations with Cuesta have been successfully completed as follows:

Project Scope

The project scopes includes, but is not limited to, the following:

Lakeview Elementary (Project No. 00260200):

- Site - Re-stripe existing bus drop-off and provide barricades and signage. Provide covered walkways, related walk areas, new storm water drainage system and new irrigation system. Re-certification of back flow preventers;
- Exterior - Replacement of asphalt bitumen roofing system throughout the facility;
- Interior - Replacement of wood doors, frames and hardware in various locations throughout the facility. Provide ADA compliant ramps, thresholds and handrails;
- HVAC - Provide new central air conditioning system and exhaust fans in various areas throughout the facility. Replacement of boiler system. Repair/Replacement of rooftop packaged units, air handling units and refrigerant condensing units;
- Electrical - Replacement of electrical main service and exterior lights at walkways campus wide. Provide new voltage suppression system, an intercom system in various locations and new walkway lighting;
- Plumbing - Replacement of domestic water piping, drinking fountains and new electric water coolers in various locations throughout the facility. Replacement of fixtures in several group toilets;
- ADA Compliance - Provide signage, door hardware, door clearances, handrails, accessible toilets, drinking water fountains and electric water coolers, accessible thresholds at ramps, doorways, base cabinet and counter heights. New accessible route to hardcourts; and
- Asbestos - Coordination with the M-DCPS Dept. of Asbestos Abatement is required;

Based on the Final Scope Definition Program prepared by URS Corporation (dated February 17, 2006) the estimated cost of construction for this project is \$2,051,228.

Madison Middle (Project No. 00260500):

- Site - Provide storm drainage system. Seal asphalt parking. Provide new walkways, protective bollards, striping, signage, lighting, sitework, handicap parking stalls and wheel stops. Replacement of two basketball backstops;
- Exterior – Pressure clean and paint all building exterior surfaces. Repair stucco, reseal expansion joints and caulk around windows and doorways as required;
- Interior - Paint drywall, plaster and baseboard molding. Replacement of acoustical ceiling tiles, vinyl composition tile flooring, handrails, moldings and trims in various locations. Repair/Replacement of wood doors, frames and hardware also in various locations;
- HVAC – Provide new 50-Ton and 100-Ton water chillers, mechanical pads, and chain link fence enclosure. New direct digital controls. Replacement of 5-Ton, 15-Ton and 25-Ton air handling units and condensing unit systems and exhaust fans. Removal of window units and provide new glazing/spandrel panels;
- Plumbing - Provide gas boiler. Replacement of group toilet room piping and fixtures in various locations throughout the facility. Replacement of acid neutralization tanks. Replacement of base cabinets and sinks. New accessible drinking fountains;
- Electrical - New voltage suppression at panel boards in various locations throughout the facility. Replacement of interior lighting throughout the facility. Upgrade electrical service for new water chillers;
- Safety-to-Life - Replacement of fire alarm system and visual alarms;
- Instructional Aids - Repair/Replacement of markerboards in various locations throughout the facility;
- ADA Compliance - Provide handicapped compliant elevator and a wheelchair lift. Provide room signage, door hardware, door clearance, handrails, ramps to shower areas and toilets, drinking water fountains, accessible thresholds at doorways and counter heights; and
- Asbestos - Coordination with the M-DCPS Dept. of Asbestos Abatement is required;

Based on the Final Scope Definition Program prepared by URS Corporation (dated January 23, 2006) the estimated cost of construction for this project is \$4,648,421.

Hialeah Elementary (Project No. 00263100):

- Exterior – Pressure clean and paint exterior surface areas. Repair stucco, reseal expansion joints and caulk around windows and doorways as required. Replacement of windows and provide structural reinforcing and patching around existing openings in various locations;
- Interior - Paint drywall and plaster. Replacement of acoustical ceiling tiles, vinyl composition tile in various locations campus wide. Replacement of wood doors, frames and hardware in various locations also campus wide. Provide new accessible built-in base cabinets and sinks;
- Instructional Aids - Replacement of markerboards and tackboards;
- HVAC - Provide new central A/C system and related structural modifications. Provide chiller enclosure. New mechanical rooms within the facility. New direct digital controls and new Emergency Management System (EMS). Replacement of air handling units, exhaust fans and ductwork. Removal of window units; and
- ADA Compliance - Provide wheelchair lift, handicapped ramp, door hardware, room signage, door clearance, handrails and reconfigure single and group toilets, drinking water fountains, accessible thresholds at doorways, grab bars and handrails, mirrors, food service/cafeteria serving lines, shower stalls, route to portable(s) and counter heights;

Based on the Final Scope Definition Program prepared by URS Corporation (dated May 23, 2006) the estimated cost of construction for this project is \$4,165,120.

The selected CM At-Risk firm maybe required to submit several Guaranteed Maximum Price (GMP) proposals to execute these projects. If accepted by staff, the negotiated GMP(s) will then be submitted to the Board for approval.

Terms and Conditions

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

1. Cuesta 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 combined lump sum fee for pre-construction services is **\$68,000** for an estimated combined construction cost of \$10,864,769. This fee represents approximately 0.63% of the estimated construction cost as follows:

<u>Facility</u>	<u>Construction Estimate</u>	<u>Lump Sum Fee</u>
Lakeview Elementary	\$2,051,228	\$13,100
Madison Middle	\$4,648,421	\$28,800
Hialeah Elementary	\$4,165,120	\$26,100

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. Cuesta Construction Corp. has agreed to the terms and conditions of the Agreement.

Project Fund

Lakeview Elementary, Project No. 0026000

Fund: 0398, Object: 5680, Location: 2821, Program: 1512, Function: 7400

Madison Middle, Project No. 00260500

Fund: 0398, Object: 5680, Location: 6391, Program: 1512, Function: 7400

Hialeah Elementary, Project No. 00263100

Fund: 0310, Object: 5630, Location: 2361, Program: 2037, Function: 7400

Prior Commissionings & Performance Evaluation

The Board has commissioned Cuesta Construction Corp. for the following projects and/or continuing contracts within the last three years.

- CM at-Risk for Pre-Construction Services for Deferred Maintenance Package #12, Renovations, Maintenance and Repairs at D.A. Dorsey Educational Center, Project No. A01122; and Lindsey Hopkins Technical Educational Center, Project No. A01116
Estimated Construction Cost: \$3,869,943
Commissioned: February 15, 2006

No performance evaluation is currently available for Cuesta Construction Corp.

Principals

The Principal/Owner designated to be directly responsible to the Board for Cuesta Construction Corp., is Michael M. Cuesta. This firm is located at 1414 N.W. 107th Avenue, Miami, Florida 33172.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of Cuesta Construction Corp., as Construction Management at-Risk firm for Deferred Maintenance Package #21, Renovations, Maintenance and Repairs at Lakeview Elementary School, Project No. 00260200, Madison Middle School, Project No. 00260500 and Hialeah Elementary School, Project No. 00263100, for the following considerations:

- 1) A total combined lump sum fee of \$68,000 for pre-construction services:
 - Lakeview Elementary \$13,100
 - Madison Middle \$28,800
 - Hialeah Elementary \$26,100
- 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