

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF HEWETT-KIER CONSTRUCTION, INC., AS
CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR THE NEW
PARENT DROP-OFF AT EUGENIA B. THOMAS ELEMENTARY
SCHOOL
PROJECT NO. 00361500**

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:

Committee Member

Representing

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 Hewett-Kier Construction, Inc., (Hewett-Kier) to provide CM at-Risk services for the new Parent Drop-off at Eugenia B. Thomas Elementary School, Project No. 00361500. In addition, this assignment would allow continuity with the on-going K-8 conversion design/build project by using the same CM at-Risk firm.

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

Project Scope

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

On-site parent drop-off through Doral Meadows Park parking area for vehicular egress, including sidewalks and pedestrian traffic control requirements of the City of Doral.

The selected CM at-Risk firm will be required to submit a Guaranteed Maximum Price (GMP) for the project. If accepted, the negotiated GMP will be submitted to the Board for approval. To expedite the project, the CM at-Risk firm has agreed to construct the new parent drop-off and be substantially complete concurrent with the on-going K-8 Conversion project, Project A0851, scheduled for March 2007.

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 **\$11,400** for an estimated construction cost of \$125,000. This fee represents approximately 9.12% 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 Inc. has agreed to the terms and conditions of the Agreement and the aggressive schedule.

Project Fund

Fund: 0397 Object: 5670 Location: 0071 Program: 2752 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 Miami Northwestern Senior High, Project No. A01096
Estimated Construction Cost: \$7,911,672
Commissioned: September 13, 2006
- 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 (aka Modulares)
Commissioned: July 13, 2005
- CM at-Risk for Pre-Construction Services for Remodeling and Renovations at Miami 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 the new parent drop-off at Eugenia B. Thomas Elementary School, Project No. 00361500, for the following considerations:

- 1) A total lump sum fee of \$11,400 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