

Office of School Facilities
Jaime G. Torrens, Temporary Chief Facilities Officer

**SUBJECT: COMMISSIONING OF VEITIA PADRON INCORPORATED AS
CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR ADDITIONS,
RENOVATIONS AND REMODELING AT MIAMI LAKES K-8
CENTER,
PROJECT NO. 00140105**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

**LINK TO
STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES**

Introduction

In December 2005, a solicitation was issued for one (or more) Construction Management (CM) at-Risk firms to provide construction management at-risk services for the Facilities Work Program through FY 08-09 for New, Remodeling and Renovations Projects. Three categories were identified for the solicitation: Category A - projects with construction cost estimates greater than \$15 million; Category B - projects with construction cost estimates between \$5 million and \$15 million; and Category C - projects with an estimated construction cost less than \$5 million.

The final ranking for Category B is as follows:

<u>Ranking</u>	<u>Firm</u>
1	Jasco Construction Company, Inc.
2	Stobs Bros. Construction Co.
3	Hewitt-Kier Construction, Inc.
4	Veitia Padron Incorporated
5	Gerrits Construction, Inc.
6	NAC Construction, Inc.
7	Cuesta Construction Corp

Project Assignment

The referenced CM at-Risk firms are assigned projects based on the alignment of construction values with each firm's capabilities, pre-qualification certificate amounts, workload, performance and scheduling of each project. VPI was commissioned under the Facilities Work Program 03-04 to provide two or more story prototypes at various sites and therefore this firm is familiar with this school's facilities. Based on these criteria, staff recommends commissioning of Veitia Padron Incorporated, (VPI) for Additions, Renovations and Remodeling at Miami Lakes K-8 Center, Project No. 00140105.

Negotiations with VPI have been successfully completed as follows:

Project Scope

Remodel and renovate Building 01 to contain 28 new primary classrooms, with toilets, for grades K-2, new administration area with clinic, and media center. Approximately one-half of the existing students/staff will be relocated to other buildings on the campus while the first sector of the project is under construction. Currently, the facility has 1302 permanent student stations. Once the entire project is completed, there will be a net gain of 226 new student stations (1528 future total permanent student stations), with no relocatables on the site.

Existing Building 01 (approx. 30,700 sq. ft.) has been divided into three Sectors: Sector I consist of the north and central classroom/corridor and administration areas; Sector II the remaining south and east side classrooms; and Sector III, the Media Center. Sector I demolition is scheduled to begin September 10, 2007 under a CM at-Risk Miscellaneous Work Order.

The Scope of Work includes, but is not limited to, the following:

- Demolition: Sector II (existing classrooms, corridors, toilet rooms, etc.) and Sector III (selective demo);
- New Construction: Addition of approximately 871 square feet for new toilet rooms and new chiller plant enclosure;
- Remodeling: 28 new classrooms in Building 01 including all related mechanical, electrical and plumbing, interior finishes, and new HVAC System;
- Renovations: Media Center

Construction Budget: \$5,250,000

The project has an extremely aggressive construction schedule, further complicated by the need to maintain partial occupancy and use of the facility during the construction process.

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 **\$43,000** for the combined construction budget of \$5,250,000. This fee represents approximately 0.82% of the construction budget;
 3. Costs for printing shall be reimbursed by the Board on a direct cost basis;
 4. The agreement provides for termination by the Board prior to the GMP, with or without cause, upon written notice to the CM at-Risk firm; whereas the CM at-Risk firm may terminate the agreement, with special cause only, upon written notice to the Board in accordance with the terms of the Agreement;
 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 Guaranteed Maximum Price (GMP) proposals for the construction project. If accepted, staff will submit the negotiated GMP proposals for Board approval; and
 7. VPI has agreed to the terms and conditions of the contract and will commence services upon Board commissioning.

Project Fund

Fund: 0399 Object: 5680 Location: 3281 Program: 1513 Function: 7400
Prior Commissionings & Performance Evaluation

The Board has commissioned VPI for the following projects and/or continuing contracts within the last three years:

- CM at-Risk for Deferred Maintenance Package #9 General Repairs and Rehabilitation at Miami Palmetto Senior High School, Project No. 00264300
 Estimated Construction Cost: \$5,512,629
 Commissioned: April 18, 2006
- 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 projects with construction values not to exceed \$1 million
Commissioned: May 19, 2004

The most recent overall performance evaluation score issued by staff to VPI was for year 2006. Based on a performance scale of 1-5, VPI received a score of 3.53.

Principals

The Principals/Owners designated to be directly responsible to the Board for Veitia Padron Incorporated, 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 Incorporated, as Construction Management at-Risk firm for Additions, Renovations and Remodeling at Miami Lakes K-8 Center, Project No. 00140105, as follows:

- 1) a total lump sum fee of \$43,000 for pre-construction services; and
- 2) the Project Scope and the Terms and Conditions, items 1 through 7 as set forth the body of the agenda item.

NAD:CC:cc