

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

SUBJECT: COMMISSIONING OF VEITIA PADRON INCORPORATED, AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR ELECTRICAL UPGRADES AT FREDERICK DOUGLASS ELEMENTARY SCHOOL, PROJECT NO. 00444900; AND HVAC REPLACEMENT AT CAMPBELL DRIVE MIDDLE SCHOOL, PROJECT NO. 00446100

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 Assignments

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. Based on these criteria, staff recommends commissioning of Veitia Padron Incorporated (VPI) for Electrical Upgrades at Frederick Douglass Elementary School, Project No. 00444900; and HVAC Replacement at Campbell Drive Middle School, Project No. 00446100.

Negotiations with VPI have been successfully concluded as follows:

A. Project Scope – Frederick Douglass Elementary School

Replacement of electrical panels and feeder wire; fire alarm system; kitchen hood; and lighting up-grades in storage rooms and stage area.

Construction Budget: Not-to-exceed \$1,134,000

B. Project Scope – Campbell Drive Middle School

Replacement of approximately 18 air handling units and controls. Part I is replacement of HVAC controls. Part II is replacement of HVAC equipment.

Part I Construction Budget: Not-to-exceed \$900,000

Part II Construction Budget: Not-to-exceed \$1,500,000 (not currently funded)

The CM at-Risk firm may be required to submit multiple Guaranteed Maximum Price (GMP) proposals for the project. If accepted by staff, the negotiated GMP Proposal(s) will be submitted to the Board for approval.

Project Schedules:

A. Douglass Elementary

Design Phase Completion:	June 2008
Bid/Award/GMP (Part I):	August 2008
Substantial Completion (Part I):	September 2009

B. Campbell Drive Middle

Design Phase Completion:	July 2008
Bid/Award/GMP (Part I):	August 2008
Substantial Completion (Part I):	September 2009

Construction duration for Campbell Drive Middle Part II is planned at thirteen months with target dates not identified until funding is available.

Terms & 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 for Frederick Douglas Elementary School is **\$19,088** for the construction budget of \$1,134,000. This fee represents approximately 1.68% of the construction budget;
3. The negotiated lump sum fee for pre-construction services for Campbell Drive Middle School is **\$29,610** for the construction budget of \$2,400,000 (Part I and Part II). This fee represents approximately 1.23% of the construction budget;
4. Costs for printing shall be reimbursed by the Board on a direct cost basis;
5. 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;
6. 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;
7. Upon completion of the pre-construction services, the CM at-Risk firm shall negotiate Guaranteed Maximum Price (GMP) proposals for the construction projects. If accepted, staff will submit the negotiated GMP proposals for Board approval; and
8. VPI has agreed to the terms and conditions of the contract and will commence services upon Board commissioning.

The negotiated Pre-Construction Services fees will be paid on completion of the following indicated phases:

PRE-CONSTRUCTION SERVICES - PHASE DESCRIPTION	FREDERICK DOUGLASS ELEMENTARY	CAMPBELL DRIVE MIDDLE Part I (GMP #I)	CAMPBELL DRIVE MIDDLE Part II (GMP #2)
	FEE AMOUNT	FEE AMOUNT	FEE AMOUNT
Design Review, Constructability & Value Engineering	\$4,253	\$5,800	
Review of Existing Conditions.	\$5,783	\$6,210	
Cost Estimating and Cost Controls	\$3,500	\$3,200	\$3,200*
Scheduling	\$2,552	\$2,600	\$2,600*
Bidding	\$3,000	\$3,000	\$3,000*
TOTAL PRE-CONSTRUCTION SERVICES FEE:	\$19,088	\$20,810	\$8,800*

* Note: This fee will be applicable, only if Part II funding becomes available.

Project Funding

- A. Frederick Douglass Elementary School
Fund: 0331 Object: 5680 Location: 1361 Program: 1513 Function: 7400
Fund: 0399 Object: 5680 Location: 1361 Program: 1513 Function: 7400
- B. Campbell Drive Middle School (Part I)
Fund: 0371 Object: 5680 Location: 6061 Program: 1120 Function: 7400

Prior Commissioning & Performance Evaluation

The Board has commissioned VPI for the following projects 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 Modulars) 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

The most recent overall performance evaluation score issued by staff to VPI was for September 2007. Based on a performance scale of 1-5, VPI received a score of 3.21. for contracting services.

Principal

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 Veitia Padron Incorporated, as Construction Management at-Risk firm for Electrical Upgrades at Frederick Douglass Elementary School, Project No. 00444900; and HVAC Replacement at Campbell Drive Middle School, Project No. 00446100, as follows:

- 1) Frederick Douglass Elementary School, a lump sum fee of \$19,088 for pre-construction services ;
- 2) Campbell Drive Middle School a lump sum fee of \$20,810 for pre-construction services for Part I and a lump sum fee of \$8,800 for Part II; and
- 3) the Project Scopes and all the Terms and Conditions as set forth in the body of the agenda item.

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