

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

**SUBJECT: COMMISSIONING OF NAC CONSTRUCTION, INC., AS A REPLACEMENT CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR DEFERRED MAINTENANCE PACKAGE #29, RENOVATIONS, MAINTENANCE AND REPAIRS AT LITTLE RIVER ELEMENTARY SCHOOL PROJECT NO. 00307100**

**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

Background

The original CM at-Risk firm, Halfacre Construction Company (Halfacre), was commissioned by the Board on September 13, 2006 to perform pre-construction services for Deferred Maintenance Package #29, Renovations, Maintenance and Repairs at Little River Elementary School, Project No. 00307100. However, a Notice of Termination was issued to Halfacre on January 14, 2008. Therefore, staff is recommending replacement of the CM at-Risk firm contingent upon Board approval of a companion Board item (F-26) to terminate Halfacre.

## 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.

Based on the above criteria and due to existing workload of Category "C" firms, staff recommends assignment of this project to NAC Construction, Inc. (NAC), a Category "B" firm.

Negotiations with NAC have been successfully completed as follows:

## Project Scope

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

- Site - New bus drop-off and overhead canopy, related walkways, protective bollards, striping, signage, lighting and site work. Replacement of pavement marking and wheel stops. New storm water drainage and sub-drainage system. Replacement of chain link fence and gate;
- Exterior/Roofing - Replacement of single ply roofing, asphalt bitumen surfaced areas with SBS modified bitumen mineral surface roofing. Replacement existing tile roofing with MDCPS approved roof tile;
- Exterior/Building Envelope - Replacement of aluminum inoperable louver/shading devices in existing aluminum windows, and related cutting, patching and painting. Replacement of steel doors in miscellaneous locations throughout the facility;
- Interior - Replacement of wood doors and frames, and related cutting, patching, painting, ADA compliance, hardware and required keying and security/access system into this building. Replacement of vinyl tile flooring in Building 04;
- Safety-to-Life - Replacement of emergency light battery packs in miscellaneous locations throughout the facility;
- Electrical - Replacement of intercom master station, intercom speakers in miscellaneous locations throughout the facility. Replacement of panel boards and electrical conduit, wiring, electrical receptacles in miscellaneous locations throughout the facility. Replacement of exterior walkway lights in miscellaneous locations throughout the facility;
- HVAC - Replacement of air handling units, refrigerant condensing units, evaporative condenser units, unit ventilators, exhaust fans in restrooms, roof exhaust fan in miscellaneous locations and related cutting, patching and painting; and
- Plumbing - Repair/replace 30-gal water heater. Replacement of existing lavatories in miscellaneous locations throughout the facility. Replacement of plumbing valve and associated deteriorating piping.

Based on the Final Scope Definition Program prepared by URS Corporation (dated May 15, 2006) the estimated cost of construction for this project is \$1,904,961.

### Terms and Conditions

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

1. NAC 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 **\$23,500** for an estimated construction cost of \$1,904,961. Included in this fee is the cost for all Ground Penetration Radar (GPR) services. This fee represents approximately 1.23% of the 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. NAC has agreed to the terms and conditions of the Agreement and will commence services upon Board approval.

Project Fund

Fund: 0389    Object: 5680    Location: 3021    Program: 2109    Function: 7400

Prior Commissionings & Performance Evaluation

The Board has commissioned NAC Construction Inc., as CM at-Risk for the following projects and/or continuing contracts within the last three years:

- CM at-Risk for Deferred Maintenance Package #11, Renovation, Maintenance and Repairs at:
  - Thena Crowder Elementary, Project No. 00261800
  - Toussaint L'ouverture Elementary Project No. 00266500
  - Morningside Elementary, Project No. 00261500Estimated Construction Cost: \$3,185,881  
Commissioned:                      March 15, 2006

The most recent overall performance evaluation score issued by staff to NAC Construction, Inc., was for year 2007. Based on a performance scale of 1-5, the firm received a score of 2.96.

Principal

The Principal/Owner designated to be directly responsible to the Board for NAC Construction, Inc., is Nestor A. Castellon. This firm is located at 9065 SW 87<sup>th</sup> Avenue, Suite #112, Miami, Florida 33176.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission the firm of NAC Construction, Inc., as a replacement Construction Management at-Risk firm for Deferred Maintenance Package #29, Renovations, Maintenance and Repairs at Little River Elementary School, Project No. 00307100 under the following considerations:

- 1) A total lump sum fee of **\$23,500** 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