

Office of School Facilities
Jaime Torrens, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF VEITIA PADRON INCORPORATED AS
CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR DEFERRED
MAINTENANCE PACKAGE #10, RENOVATIONS, MAINTENANCE AND
REPAIRS AT EARLINGTON HEIGHTS ELEMENTARY, PROJECT NO.
00277800 AND DR. HENRY W. MACK / WEST LITTLE RIVER
ELEMENTARY, PROJECT NO. 00260000**

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

Gerrits Construction, Inc. (Gerrits) was commissioned by the Board on February 15, 2006 as a CM at-Risk firm to perform pre-construction services for Deferred Maintenance Package #10, Renovations, Maintenance and Repairs at Miami Park Elementary, Project No. A01140, Earlington Heights Elementary, Project No. 00277800 and Dr. Henry W. Mack/West Little River Elementary, Project No. 00260000. A Notice of Termination for Convenience was issued to Gerrits on January 29, 2008. The replacement of Gerrits as CM at-Risk firm is contingent upon Board approval of a companion Board item (F-29). Due to a reevaluation of project needs, Miami Park Elementary will not be included in Deferred Maintenance Package #10.

The referenced CM at-Risk firms are assigned projects based on alignment of projects 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 Veitia Padron Incorporated (VPI) as a replacement CM at-Risk firm for the referenced project.

Negotiations with VPI have been successfully completed as follows:

Project Scope

The scope of work for each project includes, but is not limited to, the following general repairs, replacement and ADA modification:

1. Earlington Heights Elementary, Project 00277800

a. Site and infrastructure work:

- New bus drop-off, covered walkway, flag pole and roadway to service area.
- Repairs to the irrigation system & storm drainage modifications.
- Replace perimeter fencing (chain link and estate), additional sidewalks, ADA ramps at courtyard & campus lighting.
- New basketball courts and PE shelter.
- Sanitary sewer connection to the municipal sewer system.
- Replace the underground fuel tank with a temporary above ground fuel tank.

Based on the final scope definition program prepared by URS Corporation and staff's construction budget, the initial phase of this project is \$1,277,371.

2. Dr. Henry W. Mack / West Little River Elementary, Project 00260000

a. Site and infrastructure work:

- New bus drop-off & covered walkway.
- Re-surfacing of parking lots, replacement of perimeter fence & install new playground equipment.
- Replacement of storm drainage & irrigation system.
- Replacement of water and sewer, site piping and sanitary sewer connection to the municipal sewer system.

- b. Various renovations throughout the campus including, but not limited to, modifications to toilet rooms, addition of ramps & replacement of non-conforming railings to ensure compliance with ADA requirements.
- c. Interior repairs:
 - Replacement of cabinetry, classroom doors & frames, carpet, stage curtains, acoustical ceilings and steel casement windows.
 - Replacement of plumbing fixtures & water closets, water coolers, water heater and boiler.
 - Conversion of fuel oil system to LP gas.
 - Replacement of main service feeders, gas generator electrical wiring, light fixtures (including stage/theater lighting), circuit breakers & HVAC systems and units.

Based on the final scope definition program prepared by URS Corporation and staff's construction budget, the initial phase of this project is \$5,603,153.

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 **\$51,624** for an estimated construction cost of \$6,880,524. This fee represents approximately 0.75% of the construction cost;

<u>Facility</u>	<u>Construction Estimate</u>	<u>Lump Sum Fee</u>
Earlington Heights Elementary	\$1,277,371	\$ 9,590
Dr. Henry W. Mack / West Little River Elem.	\$5,603,153	\$42,034

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 GMO, with or without cause, upon written notice to the CM at-Risk firm; whereas the CM at-Risk firm may terminate the agreement, with 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 a Guaranteed Maximum Price (GMP) for the construction project. If accepted, staff will submit the negotiated GMP for Board approval; and
7. Veitia Padron Incorporated has agreed to the schedule and terms and conditions of the contract and will commence services upon Board commissioning.

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 Pre-Construction Services for:
 - Electrical Upgrades at Frederick Douglass Elementary School, Project No. 0044900
Estimated Construction Cost: NTE \$1,134,000
 - HVAC Replacement at Campbell Drive Middle School, Project No. 00446100
Estimated Construction Cost: NTE \$ 900,000 - Part I
Estimated Construction Cost: NTE \$1,500,000 - Part II – (not currently funded)
Commissioned: January 16, 2008
- CM at-Risk for Pre-Construction Services for Additions, Renovations and Remodeling at Miami Lakes K-8 Center, Project No. 00140105
Estimated Construction Cost: \$5,250,000
Commissioned: September 5, 2007
- CM at-Risk for Pre-Construction Services 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
Commissioned: February 16, 2005
- CM at-Risk for Pre-Construction Services for Window Replacement at:
 - Fienberg-Fisher Elementary, Project No. A01011
Estimated Construction Cost \$5,370,096
 - W. J. Bryan Elementary Project No. A01033

Estimated Construction Cost \$4,384,404
Commissioned: January 19, 2005

The most recent overall performance evaluation score issued by staff to VPI was for year 2007. Based on a performance scale of 1-5, VPI received a score of 3.77 for contracting services.

Principals

The Principals/Owners designated to be directly responsible to the Board for Veitia Padron Incorporated are Roberto Padron and Agustin Veitia. This firm is located at 4444 SW 71st Avenue, Suite 101b, Miami, Florida 33172.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of Veitia Padron Incorporated as Construction Management at-Risk firm for Deferred Maintenance Package #10, Renovations, Maintenance and Repairs at Earlington Heights Elementary, Project 00277800; and Dr. Henry W. Mack / West Little River Elementary, Project No. 00260000, under the following terms and conditions:

- 1) A total lump sum fee of \$51,624 for pre-construction services (\$9,590 for Earlington Heights Elementary and \$42,034 for Dr. Henry W. Mack/West Little River Elementary); 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