

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

**SUBJECT: AUTHORIZATION TO EXERCISE THE FOURTH-YEAR OPTION OF THE FOUR-YEAR AGREEMENTS WITH:**

- VEITIA PADRON INCORPORATED,
- STOBS BROTHERS CONSTRUCTION COMPANY,
- COASTAL CONSTRUCTION COMPANY,
- BDI CONSTRUCTION COMPANY,
- KALEX CONSTRUCTION & DEVELOPMENT, INC.,
- HEWETT-KIER CONSTRUCTION, INC.,
- ZURQUI CONSTRUCTION SERVICES, INC.,
- THORNTON CONSTRUCTION CO., INC., AND
- GEC ASSOCIATES, INC.,

**FOR CONSTRUCTION MANAGEMENT AT-RISK MISCELLANEOUS PROJECTS WITH CONSTRUCTION VALUES UP TO \$1 MILLION EACH UNDER THE SAME TERMS AND CONDITIONS AS THE THIRD-YEAR OPTION.**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY**

On November 20, 2007, the Board commissioned the following firms to provide Construction Management at-Risk (CMR) services for miscellaneous projects up to \$1 million each for a four-year term:

- Veitia Padron Incorporated (VPI)
- Stobs Brothers Construction Company (Stobs)
- Coastal Construction Company (Coastal)
- BDI Construction Company (BDI)
- Kalex Construction & Development, Inc. (Kalex)
- Hewett-Kier Construction, Inc. (H-K)
- Zurqui Construction Services, Inc. (Zurqui)
- Thornton Construction Co., Inc. (Thornton)
- GEC Associates, Inc. (GEC)

Each of the agreements provides for a four (4) year term from November 20, 2007 through November 19, 2011, with the second, third and fourth years, at the Board's option. On February 10, 2010, the Board authorized an amendment to each agreement with a 10% reduction in all fees and with all other terms and conditions remaining unchanged.

The total pre-construction work orders values issued to date for the third term under the current agreements are:

- VPI \$ 5,670
- Stobs \$ 0
- Coastal \$18,270
- BDI \$12,780
- Kalex \$ 4,230
- H-K \$33,930
- Zurqui \$ 0
- Thornton \$11,180
- GEC \$ 8,120

The most recent overall performance evaluation score issued by staff to the firms was for the fourth quarter, ending December 31, 2009. Based on a performance scale of 1-5 (low to high), the firms received the following scores:

- VPI 3.93
- Stobs 4.45
- Coastal 4.07
- BDI 3.98
- Kalex 3.56
- H-K 3.51
- Zurqui 3.19
- Thornton 3.91
- GEC 3.49

Based on the above information, staff recommends authorization to exercise the fourth-year option of the agreements with the subject nine firms for CMR services for miscellaneous projects with construction values up to \$1 million.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to exercise the fourth-year option of the four-year agreements with Veitia Padron Incorporated; Stobs Brothers Construction Company; Coastal Construction Company; BDI Construction Company; Kalex Construction & Development, Inc.; Hewett-Kier Construction, Inc.; Zurqui Construction Services, Inc.; Thornton Construction Co., Inc.; and GEC Associates, Inc., for Construction Management at-Risk Miscellaneous Projects with construction values up to \$1 million each under the same terms and conditions as the third-year option.

NAD:EF:ef