

Office of School Facilities  
Raul F. Perez, Chief Facilities Design & Construction Officer

**SUBJECT:                    AWARD GUARANTEED MAXIMUM PRICE TO VEITIA PADRON INCORPORATED FOR THE GENERAL OBLIGATION BOND FUNDED RENOVATIONS AND NEW P.E. SHELTER PROJECT AT EARLINGTON HEIGHTS ELEMENTARY SCHOOL; PROJECT NUMBER 01423200**

**COMMITTEE:                FACILITIES AND CONSTRUCTION**

**LINK TO STRATEGIC-  
BLUEPRINT:                EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

Background:

At its meeting of October 11, 2017 (Agenda Item F-29), the Board commissioned Veitia Padron Incorporated (VPI), as the Construction Management at-Risk (CMR) firm for the renovations and new P.E. Shelter project at Earlington Heights Elementary School. This project was part of a Sheltered Market CMR solicitation for Small and Micro Business Enterprises. As part of their pre-construction services, VPI has worked closely with the Project Architect in developing construction documents by providing scheduling, as-built verification, constructability reviews and cost estimating services. This project is for the renovations to portions of the existing facility. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On August 12, 2020, forty-four (44) sealed subcontractor bids were received and opened at Citrus Grove Elementary School's Media Center. The Project Architect and staff from the Office of School Facilities Construction witnessed the bid opening and tabulation process. Negotiations with VPI concluded successfully and the GMP agreed to for this project is \$2,442,392.00, which includes an Owner's Contingency of \$126,245.00. This contract covers all required work and includes subcontracts, materials, contingency, general conditions, bonds, overhead and profit.

The contract provides for compliance with Small Business, Micro Business and Minority Owned Business Utilization Goals. The Office of School Facilities Construction staff reviewed the SBE, MBE and M/WBE certification status of all subcontractors and verified the existence of a Letter of Intent for each, outlining roles and responsibilities.

Small/Micro Business S/MBE Utilization:

A mandatory S/MBE participation goal of 15% for Construction Management and 15.64%

for Construction was established for this project (as determined by the M-DCPS Goal Setting Committee). Identified below are the S/MBE firms that VPI will use on the project.

Minority/Women Business Enterprise (M/WBE) Utilization:

A mandatory M/WBE participation goal of 9.36%; encompassing African American, Native American and Asian American firms; was established for this project (as determined by the M-DCPS Goal Setting Committee).

Identified below are the S/MBE and M/WBE firms that VPI will use on the project. Additional S/MBE and/or M/WBE subcontractors may be included in the project as the contractor finalizes awarding of all the subcontracts.

OEO staff confirmed the S/MBE and M/WBE Certification status of the prime firm and each sub-contractor and verified the Participation Letters of Intent outlining roles and responsibilities. The following table details firms that VPI will use on the project:

<b>SBE, MBE &amp; M/WBE UTILIZATION</b>						
PRIME FIRM: VPI is a pre-qualified SBE firm (expires on 3/29/2021):						
SUB-CONTRACTOR FIRMS (Construction Services)	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/ MBE CERTIFICATION CATEGORY & EXPIRATION DATE	CONTRACTED CONSTRUCTION SBE/MBE (%)	CONTRACTED CONSTRUCTION M/WBE (%)	CONTRACTED CONST. MGMT. SBE/MBE (%)
Manny & Lou Plumbing Contractors, Inc.	Plumbing	HA 3-2-23	SBE T2 3-2-23	9.20%		
O.R. Dean Construction, Inc. (VBE)	Demo	AA 3-30-21	MBE 3-30-21		4.12%	
O.R. Dean Construction, Inc. (VBE)	Structural	AA 3-30-21	MBE 3-30-21		9.13%	
PYD Electric Corp.	Electrical	HA 7-6-21	SBE T1 7-6-21	8.99%		
Castle Services Inc.	Daily Cleaning	HA 6-28-21	SBE T2 6-28-21			6.55%
Dudly's Professional Services, Llc.	SMBE Compliance	AA 7-9-23	MBE T1 7-9-23			1.10%
Dudly's Professional Services, Llc.	Local Workforce Compliance	AA 7-9-23	MBE T1 7-9-23			1.10%
Gamax Consulting, Inc. dba Gamax Construction	Scheduling	HA 4-28-23	MBE T1 4-28-23			1.10%
Integrated Electrical Services of Dade Inc.	Quality Control	HA 2-8-22	SBE T1 2-8-22			5.50%
<b>TOTAL PARTICIPATION</b>				<b>18.19%</b>	<b>13.25%</b>	<b>15.35%</b>

**LEGEND:**

<b>AA</b>	<b>African American</b>	<b>M/WBE</b>	<b>Minority/Women Business Enterprise</b>
<b>HA</b>	<b>Hispanic American</b>	<b>SBE-T1</b>	<b>Small Business Enterprise Tier 1</b>
<b>MBE-T1</b>	<b>Micro-Business Enterprise Tier 1</b>	<b>SBE-T2</b>	<b>Small Business Enterprise Tier 2</b>
<b>MBE-T2</b>	<b>Micro-Business Enterprise Tier 2</b>	<b>VBE</b>	<b>Veteran Business Enterprise</b>

**Local Workforce Utilization:**

VPI will provide a Local Workforce Utilization of 20% for Construction within a County-wide radius (as determined by the M-DCPS Goal Setting Committee).

The Office of Economic Opportunity shall monitor the above-stated goals for compliance.

VPI is required to report monthly on SBE/MBE and M/WBE Utilization to OEO. All compliance reporting shall be submitted through the M-DCPS Online Diversity Compliance System.

**Description and Scope**

**Existing Campus:**

Earlington Heights Elementary School is located at 4750 N.W. 22 Avenue, Miami, Florida 33142. The facility is bordered on north by N.W. 48 Street, on the east by N.W. 22 Avenue, on the west by N.W. 23 Avenue, and on the south by a residential neighborhood. The existing school was built in 1936, with additions constructed afterwards, and is currently comprised of eight (8) permanent buildings situated on an approximately 7-acre parcel of land. The facility has a permanent capacity of 656 student stations and will remain so upon completion.

**Project Scope:**

The proposed scope of work for this project includes, but is not limited to: campus-wide exterior painting including all walls, railings, metal louvers, ceilings, doors, soffits, columns, trim and moldings, replacement of basketball goal posts with six (6) steel gooseneck basketball goals including concrete foundations, hardcourt resurfacing and striping, installation of volleyball nets, posts, and sleeves, new foundation and slab for a New Physical Education Shelter (PE Shelter superstructure with fully integrated solar to be provided as a pullout project), demolition of existing portable, new drop-off area, new shade structure at existing playground (north of Building 04), demolition of existing playground structure (adjacent to Building 06), addition of a new playground structure including shade and artificial turf, and the installation of infrastructure for CCTV (conduit and pull string only). Also included within the scope:

**Building 01:**

- ❖ Interior painting of classrooms and administration

- ❖ Minor repairs of exterior coral rock
- ❖ Complete building window replacement
- ❖ Replacement of existing finish floor, wood subbase and baseboards in classrooms. Installation of new linoleum flooring and rubber base at classrooms and administration.
- ❖ HVAC replacement (removal of existing HVAC window units, installation of bard units at classrooms, including EMS controls and the installation of new condensate lines and drywells for HVAC units)
- ❖ New EMS System
- ❖ Exhaust fan replacement and installation of new exhaust fan in Rooms 005L, 009B, 002B, 005B, 006C, 009A, 006, 005A, and 002A.
- ❖ Miscellaneous water piping replacement. New domestic water line including all tees, valves, hose bibbs and connections to existing fixtures.
- ❖ Electrical panel replacement
- ❖ Removal of existing roof and the installation of a new asphalt shingle roof
- ❖ Miscellaneous fire alarm work
- ❖ New casework at reception area including the patching and repairing of existing drywall upon removal of existing casework (9 locations) at classrooms
- ❖ Installation of new security door contacts and motion detectors

Building 02:

- ❖ Interior painting of kitchen and dining area
- ❖ Complete building window replacement
- ❖ New EMS System for new equipment
- ❖ Miscellaneous water piping replacement with new domestic water line including all tees, valves, hose bibbs and connections to existing fixtures
- ❖ New 4" sanitary line and grease waste line at kitchen with three (3) each grease traps
- ❖ Refinishing of existing wood stage flooring including steps and stage edge.
- ❖ New HVAC at Main Telecom Room

Project Schedule:

The timeline for this project is as follows:

- |                               |                    |
|-------------------------------|--------------------|
| • Award GMP                   | October 21, 2020   |
| • Substantial Completion      | August 23, 2021    |
| • Final Completion/Acceptance | September 23, 2021 |

Project Funding-General Obligation Bond:

Fund 351000; Object: 568000; Location: 1156100; Program: 19650000; Function: 740000

Principal:

The Principal/Owner designated to be directly responsible to the Board for Veitia Padron, Incorporated is Mr. Joseph Perez. The firm is located at 4444 S.W. 71 Avenue, Suite 101B, Miami, Florida 33155.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, award Guaranteed Maximum Price to Veitia Padron Incorporated, for the General Obligation Bond funded renovations and new P.E. Shelter project at Earlington Heights Elementary School; Project Number 01423200; in the amount of \$2,442,392.00, which includes owner's contingency in the amount of \$126,245.00.

RFP:ed