

June 5, 2017

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

SUBJECT: COMMISSIONING OF VEITIA PADRON INCORPORATED
AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR
GENERAL OBLIGATION BOND-FUNDED RENOVATIONS
PROJECT AT NORTH MIAMI ELEMENTARY SCHOOL,
LOCATED AT 655 N.E. 145 STREET, NORTH MIAMI,
FLORIDA 33161, PROJECT NUMBER 01509000

COMMITTEE: FACILITIES AND CONSTRUCTION

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

Introduction:

In February 2017, a solicitation (Request for Qualifications 151) was published to competitively select a Construction Management at-Risk (CMR) firm for General Obligation Bond (GOB) funded Projects under the "Procedures for the Selection of Construction Management (CM), CM at-Risk and Program Management Services" (Pilot Program 2nd Revision September 6, 2016):

- Renovations at Miami Edison Senior High School
6161 N.W. 5 Court, Miami, Florida 33127, Project No. 01508400
- Renovations at North Miami Elementary School
655 N.E. 145 Street, North Miami, Florida 33161, Project No. 01509000
- Renovations and New P.E. Shelter at Georgia Jones-Ayers Middle School
1331 N.W. 46 Street, Miami, Florida 33142, Project No. 01423900
- Renovations at Pinecrest Elementary School
10250 S.W. 57 Avenue, Pinecrest, Florida 33156, Project No. 01530100

Fourteen (14) firms responded to the solicitation. All firms were evaluated and seven (7) firms were shortlisted and invited to interview. On April 28, 2017, the firms were interviewed and subsequently ranked by the Selection Committee, as follows:

| <u>Rank</u> | <u>Firm</u> |
|-------------|---------------------------------------|
| 1 | H.A. Contracting Corp. |
| 2 | Veitia Padron Incorporated (a) (b) |
| 3 | LEGO Construction Co. (a) (b) |
| 4 | GEC Associates, Inc. (a) (b) |
| 5 | State Contracting & Engineering Corp. |

- 6 Thornton Construction Company, Inc. (a)
7 JCI International, Inc. (a) (b)

Notes:

- (a) Prime firm holds a current M-DCPS Minority/Woman Business Enterprise (M/WBE) Certificate.
(b) Prime firm holds a current M-DCPS Small Business Enterprise (SBE)/Micro Business Enterprise (MBE) Certificate.

This solicitation includes mandatory SBE/MBE sub-consultant, sub-contracting goals, and a Local Workforce Utilization Goal (determined by the M-DCPS Goal Setting Committee), as follows:

| SBE/MBE Sub-consultant and Sub-contracting Goals | | | Local Workforce Utilization Goal (Construction) |
|---|--------------|-------------------------|--|
| Pre-construction | Construction | Construction Management | |
| 10% | 20% | 15% | 20% (county-wide) |

Selection:

In accordance with the solicitation and interview process, the highest-ranked firm was selected to negotiate for the highest-valued project, the second-ranked firm for the second-valued project, the third-ranked firm for the third-valued project, and the fourth-ranked firm for the fourth-valued project.

Veitia Padron Incorporated (VPI) is the second-ranked firm and therefore, negotiated for the second-valued GOB-funded Renovations Project at North Miami Elementary School. The first, third and fourth-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with VPI were successfully concluded and VPI has agreed to provide the required CMR Programming and Pre-construction Services, as follows:

SCHOOL PROFILE:

The campus is located on an approximate 12-acre site with 12 permanent buildings built between 1954 and 1991 with a total of 61,066 GSF. The school site also includes a service drive and yard, parking and off-site drop-offs.

PROJECT SCOPE:

The preliminary scope of campus-wide miscellaneous renovations includes, but is not limited to:

- New Bus Drop-Off and related drives and walks, reseal and recoat parking lot and paved play area, and re-roofing;
- Provide security cameras, repair/replace/provide fire alarm components;
- Selective replacement of acoustical ceiling tiles and carpet;
- Replacement of damaged restroom fixtures, water coolers and miscellaneous plumbing;

- Repair/replacement of HVAC components including controls and exhaust fans (as required);
- Complete HVAC installation for non-air conditioned kitchen;
- Repair/replacement of water and sewer lines (as required);
- Repair/replacement of miscellaneous electrical;
- Replacement of damaged wood windows, storage cabinets and gas piping; and
- Selective paint.

Scope of Services:

The CMR is required to provide Pre-construction Services (during all phases of programming and design) including Guaranteed Maximum Price (GMP) proposal(s) and guaranteed completion date(s). If the GMP is awarded, the CMR must secure appropriate surety bonding pursuant to Florida Statute 255.05, and must hold construction sub-contracts. If the GMP(s) is not awarded, the Board may select another CMR under the original solicitation, re-advertise the required services or select an alternate construction delivery method.

The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus.

Construction Delivery Method:

To minimize disruption to students and faculty during construction, and in accordance with the M-DCPS Construction Delivery Method Matrix, the CMR delivery method has been selected for this project. However, the Board reserves the right to utilize an alternative delivery method, if deemed to be in the best interest of the Board.

Office of Economic Opportunity (OEO) Review:

M-DCPS OEO staff established the SBE, MBE and M/WBE certification status of each sub-consultant and verified the existence of a Memorandum of Understanding, outlining roles and responsibilities, as follows:

| PRIME FIRM: VPI is certified by M-DCPS as SBE Tier 2 and Hispanic-American firm | ROLE/ RESPONSIBILITY | M/WBE CERTIFICATION CATEGORY | SBE/MBE CERTIFICATION CATEGORY | GOAL (%) COMMITMENT |
|--|---|------------------------------------|--------------------------------------|------------------------|
| SUB-CONSULTANTS FIRM NAME: | | | | |
| Electrical Alliance Corporation | MEP Consultant | African-American | SBE-Tier 1 | 2.0% |
| The EFCA Group, L.L.C. | Code Compliance Consultant | African-American | MBE | 2.0% |
| Dudly's Professional Services, L.L.C. | SBE/LWFUCA/Outreach Program Assistant | African-American | MBE | 2.0% |
| Dominion Builders, L.L.C. | Value Engineering/ Estimating Consultant | Native American | SBE-Tier 2 | 2.0% |
| Gamax Consulting, Inc. | Scheduling Consultant | Hispanic-American | MBE | 2.0% |
| TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal 10%) | | | | 10.0% |

Legend:

LWFUCA = Local Work Force Unit Compliance Assistant

Construction Budget: \$2,777,127 (GOB-funded)

Project Schedule:

VPI has agreed to provide required deliverables in accordance with the A/E's document submittal schedule:

- 100% Final Scope Definition Program: August 31, 2017

Note: Design milestones (contingent on Final Scope Definition Program Approval by September 5, 2017) are as follows:

- Board Commission of A/E (Part 2 services): October 2017
- Phase I - Schematic Design: November 2017
- Phase - II/III Construction Documents 50% complete: January 2018
- Phase - II/III Construction Documents 100% complete: March 2018

Project construction milestones are as follows:

- Board Award - Guaranteed Maximum Price (GMP): September 2018
- Construction - Substantial Completion by: December 2019

Terms & Conditions:

1. VPI has agreed to a lump sum fee for CMR Pre-construction Services of \$24,500 which represents approximately 0.89% of the Construction Budget of \$2,777,127. In consideration for entering into this Agreement, the CMR agrees that any and all costs and fees incurred by the CMR associated with the CMR's performance of all pre-construction services set forth in the Agreement shall be borne solely by the CMR. Pre-construction services fees shall be paid based on completion of the following listed phases/deliverables:

| PRE-CONSTRUCTION SERVICES | LUMP SUM FEE (PER TASK) |
|--|----------------------------|
| Phase I - Schematic Design (completed/accepted by M-DCPS) | \$ 4,900 |
| Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS) | \$ 6,125 |
| Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official) | \$ 7,350 |
| Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment | \$ 6,125 |
| TOTAL PRE-CONSTRUCTION FEE: | \$ 24,500 |

Note: Hourly rates do not apply to this service and were not negotiated.

| SUPPORT SERVICES | LUMP SUM FEE |
|---|---------------------|
| Programming/Scope Definition (during A/E's Part 1 Services) | \$ 2,600 |

2. The CMR 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 (A/E), as well as all existing onsite conditions, to ensure constructability of the project. Review of existing conditions includes cost for all Ground Penetration Radar services;
 - 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 A/E to ensure that all 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.
3. All work shall be in compliance with the State Requirements for Educational Facilities, the Florida Building Code, National Fire Prevention Code, applicable life safety codes, barrier-free design guidelines, Florida Statutes, District Standards and District Policies. Passive design elements and low-energy usage features shall be incorporated in the new work.
4. The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the CMR Agreement.
5. Upon completion of the pre-construction services, the CMR firm shall negotiate a GMP for the construction project. If accepted, staff will submit the negotiated GMP for Board approval.
6. The CMR shall maintain no less than a \$1,000,000 Professional Liability Insurance policy with a maximum deductible of \$50,000, Worker's Compensation/Employers Liability Insurance, Comprehensive General Liability and Comprehensive Auto Liability Insurance.
7. The Agreement may be terminated by the Board, with cause or for convenience, prior to GMP, upon ten (10) days written notice to the CMR; whereas, the CMR may terminate the Agreement if the work is stopped for a period of 60 days through no act or fault of the CMR.
8. The CMR is required to submit a monthly report to the Office of Economic Opportunity documenting compliance with the Mandatory SBE/MBE Utilization Goals for sub-consultants and sub-contractors.

9. The CMR has agreed to the terms and conditions of the Agreement and will commence services upon Board commissioning.

Selection Committee:

The Selection Committee consisted of the following individuals:

Committee Members

Wilfredo Sabater, Coordinator Facilities Design
Peter de la Horra, Project Manager II, Capital
Marlene Rett, Project Manager II, Capital
Thomas Quigley, Director, Maintenance
Julio Navarrete, Staff Assistant
Dr. Alexis Martinez, Administrative Director
Christopher Gardner, Compliance Analyst
Thomas Spaulding, ABC Member

Representing

Superintendent of Schools
Office of School Facilities
Office of School Facilities
Maintenance Operations
Educational Facilities Code Compliance
School Operations
Office of Economic Opportunity
Community Representative

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Ed Ford, Professional Selection Analyst, of A/E Selection & Negotiations, acted as the Facilitator (non-voting) for the interviews and served as Chief Negotiator during negotiations.

Project Funding (GOB-funded):

| Fund | Commitment Item | Funds Center | Program | Function | Funded Program |
|--------|-----------------|--------------|----------|----------|----------------|
| 351000 | 568000 | 1394100 | 21870000 | 740000 | 01509000 |

Prior Commissioning Actions:

The Board has commissioned/awarded VPI for services within the last three years as follows:

- Extension of CMR Miscellaneous Agreement for Projects up to \$2M
Two (2) years - from January 17, 2016 to January 17, 2018.
- CMR SBE at Redland Middle School
GOB-funded Renovations, Project Number 01440100
Preconstruction Services Commissioned: April 5, 2017
- CMR at Kenwood K-8 Center
GOB-funded Renovations, Project Number 01434400
Preconstruction Services Commissioned: October 14, 2015
- CMR SBE at Coconut Grove Elementary School
GOB-funded Renovations, Project Number 01433000
Preconstruction Services Commissioned: September 9, 2015
GMP Award: January 25, 2017

- CMR SBE at Hibiscus Elementary School
 GOB-funded Renovations and Building 07, Project Number 01424100
 Preconstruction Services Commissioned: August 5, 2015
 GMP Award: October 5, 2016
- CMR at Charles R. Hadley Elementary School & PLC-A
 GOB-funded Renovations, Project Number 01432900
 Preconstruction Services Commissioned: July 15, 2015
 GMP Award: May 13, 2016

Principal:

The Principal/Owner designated to be directly responsible to the Board for VPI is Agustin Veitia. 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, commission Veitia Padron Incorporated as the Construction Management at-Risk firm for General Obligation Bond-funded Renovations Project at North Miami Elementary School, located at 655 N.E. 145 Street, North Miami, Florida 33161, Project Number 01509000, as follows:

- 1) Lump sum fee of \$24,500 for CMR Pre-construction Services;
- 2) Project scope, support fee of \$2,600 during programming; and
- 3) all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:EF:rg