

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

SUBJECT: COMMISSION OF VEITIA PADRON INCORPORATED AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR GENERAL OBLIGATION BOND-FUNDED RENOVATIONS AT MIAMI SPRINGS SENIOR HIGH SCHOOL, PROJECT NUMBER 01413900

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In October 2018, a solicitation, Request for Qualifications (RFQ) 173, was published to competitively select Construction Management at-Risk (CMR) firms for the following General Obligation Bond (GOB) funded projects under the “Procedures for the Selection of Construction Management (CM), CM at-Risk and Program Management Services” (updated November 15, 2017):

- Renovations at Miami Springs Senior High School (SHS), 751 Dove Avenue, Miami Springs, FL 33166, Project Number 01413900
- Renovations & New Elevator at Flamingo Elementary School (ES), 701 East 33 Street, Hialeah, FL 33013, Project Number 01528600

Eight (8) firms responded to the solicitation. One (1) firm was not evaluated due to incomplete RFQ response. Seven (7) firms were evaluated and six (6) were shortlisted and invited to interview. On January 10, 2019, the shortlisted firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Veitia Padron Incorporated ^{(a), (b)}
2	Asset Builders, L.L.C., dba Messam Construction ^{(a), (b)}
3	D. Stephenson Construction, Inc. ^(a)
4	BDI Construction Company ^(a)
5	Thornton Construction Company, Inc. ^(a)
6	T&G Corporation, dba T&G Constructors ^(a)

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 and M/WBE sub-consultant, sub-contracting goals, and a Local Workforce Utilization (LWFU) Goal for this project (determined by the M-DCPS Goal Setting Committee), as follows:

FACILITY	MANDATORY SBE/MBE & M/WBE Sub-consultant & Sub-contracting Goals				Local Workforce Utilization Goal (Construction)
	Pre-construction	Construction		Construction Management	
	SBE/MBE	SBE/MBE	M/WBE	SBE/MBE	
Miami Springs SHS	10%	16.08%	8.92%	15%	20% (7.5 mi. radius)

Selection:

In accordance with the solicitation and interview process, the highest-ranked firm was selected to negotiate the highest-valued project (Miami Springs SHS) and the second-ranked firm, the second-valued project (Flamingo ES).

Veitia Padron Incorporated (VPI) is the highest-ranked first and, therefore, negotiated for the highest-valued, GOB-funded Renovations Project at Miami Springs SHS. The second-ranked firm successfully negotiated their respective project and is being presented under a separate Board agenda item. Negotiations with VPI were successfully concluded and VPI has agreed to provide the required CMR Pre-construction Services, as follows:

School Profile:

The school is located at 751 Dove Avenue, Miami Springs, FL 33166, on an approximate 24 acre parcel of land, and is part of Central Region. The campus is comprised of 14 permanent buildings (built between 1960 and 2002) and covered walkways with a total of 232,628 GSF. The school campus also includes a service drive and yard, on-site staff parking and off-site parent drop-off.

Preliminary Project Scope (GOB Project Deficiencies to be Addressed)

Campus-wide, miscellaneous renovations include, but are not limited to:

- Resurfacing and re-stripping of parking lots and drives;
- Resurfacing and re-stripping of basketball courts & replacement of basketball goals;
- Replacement of damaged concrete walks;
- Selective replacement of ceiling tiles and grid system;
- Selective flooring replacement;
- Replacement of grease trap;
- Selective group toilet renovations;
- Replacement of damaged classroom lavatories;
- Selective replacement of HVAC components;
- Provide HVAC system in kitchen, replacement of kitchen hood, upgrade electrical system to meet new HVAC demands;

- Selective replacement of interior fluorescent light fixtures;
- Provide additional electrical outlets;
- Selective renovations of Building 07 (flammable storage); and
- Selective interior 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 Statutes 255.05 and must hold construction subcontracts. If the GMP 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 the prime firm and each sub-consultant and verified the existence of Memoranda of Understanding, outlining roles and responsibilities, as follows:

LIST OF M-DCPS OEO CERTIFICATIONS				
PRIME FIRM: VPI is certified as a HA and SBE-T2 (certificates expire 03-29-2021)				
SUB-CONSULTANTS FIRM NAME	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE (*) CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE GOAL (%) COMMITMENT
Electrical Alliance Corporation	MEP Consultant	AA 05-14-2019	SBE-T1 05-14-2019	2.0%
Plumbers Enterprise Corporation	Site/Code Compliance	HA 10-26-2021	SBE-T2 10-26-2021	2.0%

Dudly's Professional Services, L.L.C.	SBE/LWFU Compliance	AA 07-10-2020	MBE 07-10-2020	2.0%
Gamax Consulting, Inc.	Scheduling	HA 05-16-2020	MBE 05-16-2020	2.0%
Associated Flooring Company	Value Engineering	SDV 09-24-2019	MBE 09-24-2019	2.0%
TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal 10%)				10%

M/WBE Category Codes:

HA = Hispanic-American
AA = African-American
SDV = Service-Disabled Veteran

SBE/MBE (*) Category Codes:

SBE-T2 = Small Business Enterprise-Tier 2
SBE-T1 = Small Business Enterprise-Tier 1
MBE = Micro Business Enterprise

Note:

(*) SBE/MBE certification is based on OEO's review of each firm's Annual Eligibility Affidavit to determine compliance with eligibility criteria of the respective certification requirements.

Construction Budget: \$8,998,810 (GOB-funded)

Project Schedule:

VPI has agreed to the following Architect/Engineer of Record (A/E) document submittal schedule for PART 1 - Programming/Scope Definition and PART 2 - Design Basic Services for the project, including all required consultants, as follows:

PART 1

- Preliminary Scope and Estimate Submittal: May 13, 2019
- Draft Scope Definition Program and Master Plan Submittal: June 17, 2019
- Final Scope Definition Program and Master Plan Complete: June 24, 2019

Note: It is anticipated that Issue Resolution by M-DCPS will be completed by July 11, 2019. The Final Scope Definition Program and Master Plan must be approved prior to moving forward with PART 2 negotiations.

PART 2 (milestones contingent on approval and signoff for PART 1)

- Board Commission - Full A/E Services: September 4, 2019
- Phase I - Schematic Design: October 16, 2019
- Phase II/III - Construction Documents 50% complete: December 20, 2019
- Phase II/III - Construction Documents 100% complete: March 17, 2020

Construction milestones (contingent on approval documents)

- Board Award - GMP: September 2020
- Construction - Substantial Completion by: March 2022

Terms & Conditions:

1. VPI has agreed to a lump sum fee for CMR Pre-construction Services of \$77,000 (including Programming/Scope Definition) which represents approximately 0.86% of the Construction Budget of \$8,998,810. 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)	\$10,200
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$17,000
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$20,400
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$20,400
Total Pre-Construction Services Fee:	\$68,000

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):	\$9,000

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 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 A/E to ensure that all necessary testing, permitting applications and regulatory agency reviews are accomplished; and
 - 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 State Requirements for Educational Facilities, the Florida Building Code, National Fire Protection Association, Florida Fire Prevention Code (life safety), barrier-free design guidelines, Florida Statutes, District Standards and District Policies.
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 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 Million Professional Liability Insurance policy with a maximum deductible of \$50,000, Worker's Compensation/Employers Liability Insurance, Comprehensive General Liability Insurance and Comprehensive Auto Liability Insurance.
7. The Agreement may be terminated by the Board, with cause or for convenience, prior to the 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 report monthly on SBE/MBE utilization to the OEO. All compliance reporting shall be submitted through the M-DCPS Online Diversity Compliance System.
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

Alfred Billings, ABC Member
 Albert Marin, Project Manager II
 Jessica Ginart, Assistant Project Manager
 Thomas Quigley, Director
 Julio Navarrete, Staff Assistant
 James Dillard, Administrative Director
 Jeannette Garcia, Director
 Meriel Seymore, ABC Member

Representing

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

Representatives 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 Facilitator (non-voting) for the interviews and Chief Negotiator during negotiations.

Project Funding (GOB):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1751100	26750000	740000	01413900

Prior Commissions:

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

Ethel Koger Beckham Elementary (Conventional Bid)

GOB-funded Classroom Addition & Renovations - Project No. 01426100

Date of Commission: February 21, 2018

CMR Sheltered Market (SBE) at Earlington Heights Elementary

GOB-funded Renovations & New PE Shelter - Project No. 01423200

Pre-construction Services Commissioned: October 11, 2017

CMR at North Miami Elementary School

GOB-funded Renovations - Project No. 01509000

Pre-construction Services Commissioned: June 21, 2017

CMR Sheltered Market (SBE) at Redland Middle School

GOB-funded Renovations - Project No. 01440100

Pre-construction Services Commissioned: April 5, 2017

Performance Evaluation:

M-DCPS' CMR Performance Evaluation for VPI is 3.42 (most recent average scores for projects currently underway or completed within the last three years, based on a scale of 1-5, low to high, as of December 31, 2018).

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, FL 33155.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Veitia Padron Incorporated as Construction Management at-Risk firm for General Obligation Bond-funded Renovations at Miami Springs Senior High School, located at 751 Dove Avenue, Miami Springs, FL 33166; Project Number 01413900, as follows:

- 1) Lump sum fee of \$68,000 for Pre-construction Services;
- 2) Support Services fee of \$9,000 during programming;
and
- 3) The project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:EF:rg