

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

SUBJECT: AWARD GUARANTEED MAXIMUM PRICE TO VEITIA PADRON INCORPORATED (VPI), FOR THE GENERAL OBLIGATION BOND FUNDED RENOVATIONS AND REPAIRS PROJECT AT REDLAND MIDDLE SCHOOL; PROJECT NUMBER 01440100

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Background:

At its meeting of August 9, 2017 (Agenda Item F-28), the Board commissioned Veitia Padron Incorporated (VPI), as the Construction Management at-Risk (CMR) firm for the renovations and repairs at Redland Middle 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 and repair of portions of the existing facility, and various site improvements. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On July 6, 2019, fifty-two (52) sealed subcontractor bids were received and opened at the School Board Administration Building. 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 \$2,110,435, which includes an Owner's Contingency of \$117,136. 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.

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Small/Micro Business S/MBE Utilization:

Mandatory S/MBE participation goals of 15% for Construction Management and 8.44% for Construction were 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 11.56%; 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:

SBE, MBE & M/WBE UTILIZATION						
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 M/WBE (%)	CONTRACTED Const. Mgt. (%)
Government Business Development LLC	Paint	HA 3-17-2020	MBE 3-17-2020	11.65%		
RJ Spencer Construction, LLC	Demolition	AA 6-4-2021	MBE-T1 6-4-2021		4.44%	
RJ Spencer Construction, LLC	Tile / Flooring	AA 6-4-2021	MBE-T1 6-4-2021		8.53%	
Dudly's Professional Services, LLC	SBE / MWBE Compliance	AA 7-10-2020	MBE 7-10-2020			.83%
Dudly's Professional Services, LLC	Local Workforce	AA 7-10-2020	MBE 7-10-2020			.83%
Gamax Consulting, Inc.	Scheduling	HA 5-16-2020	MBE 5-16-2020			.65%
Plumbers Enterprise Corporation	Daily Labor	HA 10-26-2021	SBE-T2 10-26-2021			3.15%
Plumbers Enterprise Corporation	Quality Assurance	HA 10-26-2021	SBE-T2 10-26-2021			9.56%
TOTAL PARTICIPATION				11.65%	12.97%	15.02%

LEGEND:

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

Local Workforce Utilization:

VPI will provide county-wide Local Workforce Utilization of 20% for Construction within a 10-mile radius (as determined by the M-DCPS Goal Setting Committee).

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

Description and Scope

Existing Campus:

Redland Middle school is located at 16001 S.W. 248 Street, Miami, Florida. The facility is bordered on the north by a Redland Elementary School, on the east by the Miami Dade County School Board Bus Depot, on the west by S.W. 162 Avenue and on the south by S.W. 248 Street. The existing school was built in 1979 with additions constructed afterwards and is currently comprised of 21 permanent buildings situated on an approximately 10-acre parcel of land. The facility has a permanent capacity of 1,244 student stations.

Project Scope:

The proposed scope of work for this project includes, but is not limited to: campus-wide exterior painting, selective window replacement, selective VCT flooring replacement, replacement of metal entrance gate at Building 1, group restroom renovations in Building 4, replacement of loading dock at Building 12, selective acoustical ceiling tile replacement, replacement of chiller at Building 7, replacement of unit ventilators at Building 8 and 12, installation of RTU units and ductwork in Building 8, exhaust fan replacements, ceiling upgrades, floor drain replacements and other miscellaneous upgrades throughout.

Project Schedule:

The timeline for this project is as follows:

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|-------------------------------|--------------------|
| • Award GMP | November 20, 2019 |
| • Substantial Completion | September 18, 2020 |
| • Final Completion/Acceptance | October 19, 2020 |

Project Funding-General Obligation Bond:

Fund 351000; Object: 568000; Location: 1676100; Program: 25230000; Function: 740000
Fund 391000; Object: 563000; Location: 1676100; Program: 25230000; Function: 740000

Fund 370000; Object: 563000; Location: 1676100; Program: 11200000; Function: 743000

Principal:

The Principal/Owner designated to be directly responsible to the Board for Veitia Padron Incorporated is Mr. Augustin 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, award the Guaranteed Maximum Price to Veitia Padron Incorporated, for the General Obligation Bond funded renovations and repairs project at Redland Middle School; Project Number 01440100; in the amount of \$2,110,435, which includes owner's contingency in the amount of \$117,136.

RFP:ed