

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

SUBJECT: COMMISSION OF VEITIA PADRON INCORPORATED, AS THE REPLACEMENT CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT MIAMI LAKES MIDDLE SCHOOL, PROJECT NUMBER 01529300

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In May 2017, Request for Qualifications (RFQ) 155 was published to competitively select Construction Management at-Risk (CMR) firms for the following General Obligation Bond (GOB) funded projects:

- Renovations at George Washington Carver Middle School (MS)
4901 Lincoln Drive, Coral Gables, Florida, 33133, Project Number 01423000
- Renovations at Miami Lakes MS
6425 Miami Lakeway North, Miami Lakes, Florida 33014, Project Number 01529300
- Renovations and New Physical Education (P.E.) Shelter at Hialeah MS
6027 East 7 Avenue, Hialeah, Florida 33013, Project Number 01528800
- Renovations (Phase I) at Arvida MS
10900 S.W. 127 Avenue, Miami, Florida 33186, Project Number 01527700

Fifteen (15) firms responded to the solicitation. One (1) firm was not evaluated due to an incomplete RFQ submittal. Fourteen (14) firms were evaluated and of those eight (8) firms were shortlisted and invited to interview. However, on October 3, 2017, Thornton Construction Company, Inc., withdrew from the interview process; therefore, the remaining seven (7) firms were interviewed on October 11, 2017, and were subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	T&G Corporation dba T&G Constructors (T&G) ^(b)
2	Link Construction Group, Inc. (Link) ^(b)
3	H.A. Contracting Corp. (HA)
4	JCI International, Inc. (JCI) ^{(a) (b)}
5	Veitia Padron Incorporated (VPI)
6	LEGO Construction Co. (Lego) ^(b)
7	Mexal Corp. (Mexal) ^{(a) (b)}

Notes:

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

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

FACILITY	MANDATORY SBE/MBE Sub-consultant & Sub-contracting Goals			Local Workforce Utilization Goal (Construction)
	Pre-construction	Construction	Construction Management	
	SBE/MBE	SBE/MBE	SBE/MBE	
Miami Lakes MS	10.0%	20.0%	15.0%	20% (10-mile radius)

Selection:

In accordance with the solicitation and interview process, on January 18, 2018, the Board commissioned the highest-ranked firm (T&G) for the highest-valued project (George Washington Carver MS), the second-ranked firm (Link) for the second-valued project (Miami Lakes MS), the third-ranked firm (HA) for the third-valued project (Hialeah MS), and the fourth-ranked firm (JCI) for the fourth-value project (Arvida MS).

However, the District was unable to reach an agreement on a Guaranteed Maximum Price (GMP) Amendment with Link. In accordance with Article VIII of the CMR Agreement, the District has taken possession of the documents and will make contractually required payments to Link for work performed. Link has completed all required Pre-construction services, therefore, the Board and Link are mutually released from any further obligations, to each other on the project. Staff proceeded to negotiate with the next ranked firm (VPI), for CMR Pre-construction services at Miami Lakes MS, based on the original ranking.

Negotiations:

Negotiations with VPI were successfully concluded and the firm has agreed to provide the required CMR Pre-construction Services.

School Profile:

The school is located on approximately on 26 acres and is a part of the North Region. The campus is comprised of 2 permanent buildings and associated covered walkways, built in 1974 with a total of 132,611 GSF. The school site also includes a service drive and yard, on-site staff parking and drop-offs, and four portable classrooms.

Preliminary Project Scope:

The preliminary scope of work consists of campus-wide miscellaneous renovations, including, but not limited to:

- Demolition of portables and site restoration;
- Recoating and restriping of parking lot, service yard and drives;
- Selective replacement of exterior metal doors and frames;
- Selective replacement of carpet and VCT;
- Replacement of water heaters;
- Replacement of HVAC system components, exhaust fans and controls to DDC;
- Replacement of cooling tower;
- Providing fire alarm actuators, horn/strobes and smoke detectors;
- Replacement of electrical distribution panel and motor control center;
- Providing emergency battery pack lighting and exit signage; and
- Selective paint.

Office of Economic Opportunity (OEO) Review:

M-DCPS' OEO staff established the prequalification of the prime firm and 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, for each sub-consultant, as follows:

LIST OF M-DCPS OEO CERTIFICATIONS					
PRIME FIRM: VPI is not certified by M-DCPS as a SBE/MBE or M/WBE firm.					
SUB-CONSULTANTS FIRM NAME	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	M/WBE GOAL (%) COMMITMENT	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE GOAL (%) COMMITMENT
Electrical Alliance Corporation	MEP Consultant	African-American 4-12-2022	-	SBE - Tier 1 4-12-2022	2.0%
Dudly's Professional Service, L.L.C. (Dudly's)	SBE/MBE Compliance, Code Compliance, Local Work Force Utilization Compliance	African-American 7-9-2023	-	MBE - Tier 1 7-9-2023	4.0%

Associated Flooring Co.	Value Engineering	Service Disable-Veteran 12-30-2022	-	MBE - Tier 1 12-30-2022	2.0%
Gamax Consulting, Inc. dba Gamax Construction	Pre-construction Scheduling Services	Hispanic-American 4-28-2023	-	MBE - Tier 1 4-28-2023	2.0%
TOTAL SUB-CONSULTANTS PARTICIPATION PER CATEGORY (M-DCPS Mandatory SBE/MBE Goal 10.0%)					10.0%

Note:

VPI's original RFQ submittal included code compliance services. However, VPI has reassessed the current need and has increased Dudley's sub-consultants percentage of participation to 4% to comply with the mandatory SBE/MBE goal.

Construction Budget: \$2,634,018 (GOB funded)

Project Schedule:

The Phase II/III 100% Construction Documents were approved by the Building Code Consultant (BCC) on June 16, 2020. VPI has agreed to the following schedule:

- Phase - II/III Review Documents of Pre-construction deliverables: May 28, 2021
- Phase - IV GMP Bidding: June 30, 2021

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): August 18, 2021
- Construction - Substantial Completion by: September 2022
- Final Completion by: October 2022

Terms & Conditions:

1. VPI has agreed to a lump sum fee for CMR Partial Pre-construction Services of \$15,930, which represents approximately 0.60% of the construction budget of \$2,634,018. 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)	N/A
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	N/A
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$ 8,340

Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$ 7,590
TOTAL PRE-CONSTRUCTION FEE:	\$15,930

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 with the most current version of the State Requirement for Educational Facilities (SREF), the Florida Building Code, National Fire Protection Association, Florida Fire Prevention Code (Life Safety Code), barrier-free design guidelines, Florida Statutes, M-DCPS District Standards, including U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Building Design and Construction rating system as it relates to K-12 facilities or Collaborative for High Performance Schools (CHPS), 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 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 Insurance, and Comprehensive Auto Liability Insurance, all as specified in the Agreement.

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

Project Funding (GOB funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1650100	24930000	740000	01529300

Prior Commissions/Awards:

The Board has commissioned VPI for the following services within the last three years:

- CMR at Tropical Elementary School
 GOB funded Renovations - Project No. 01425500
 Preconstruction Services Commissioned: March 17, 2021
- CMR at Miami Springs Senior High School
 GOB funded Renovations - Project No. 01413900
 Preconstruction Services Commissioned: March 13, 2019

Performance Evaluation:

M-DCPS' CMR Performance Evaluation for VPI is 3.04 (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, for fourth quarter 2020).

Principal:

The Principal/Owner designated to be directly responsible to the Board for VPI is Mr. Joseph V. 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, commission Veitia Padron Incorporated, as the replacement Construction Management at-Risk firm for General Obligation Bond funded Renovations at Miami Lakes Middle School, Project Number 01529300, as follows:

- 1) Lump sum fee of \$15,930 for Pre-construction Services; and
- 2) The project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:CC:cc