

Office of Superintendent of Schools  
Board Meeting of January 13, 1999

December 16, 1998

Facilities Planning and Construction  
Paul J. Phillips, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF JAMES A. CUMMINGS, INC. AS CONSTRUCTION  
MANAGEMENT (CM) AT-RISK FIRM FOR STATE SCHOOL "A" (A NEW  
ELEMENTARY SCHOOL)  
PROJECT # A-0702-CM**

Staff has completed the selection process for a Construction Management (CM) At-Risk firm for State School "A" (a new elementary school).

Twelve (12) firms applied and five (5) firms were interviewed by the Selection Committee. Of these firms, James A. Cummings, Inc. was selected.

Negotiations with James A. Cummings, Inc. have been successfully completed.

The negotiated lump sum fee for pre-construction services is \$77,261 for an estimated construction cost of \$8,200,000. This fee represents 0.942% of the construction cost. Upon completion of the pre-construction services, the CM At-Risk firm shall negotiate a Guarantee Maximum (GMP) for the construction of the projects. Staff will present the negotiated GMP for Board approval.

The Principals/Owners for James A. Cummings, Inc. are James A. Cummings, William R. Derrer and Michael F. Lanciault.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida commission the firm of James A. Cummings, Inc. to provide Construction Management (CM) At-Risk services for State School "A" (a new elementary school) for the following considerations:

- 1) lump sum fee of \$77,261, which represents 0.942% of the construction cost; and
- 2) authorize the Superintendent to provide written notification of this action to James A. Cummings, Inc.

IMR:jc