

Office of Superintendent of Schools
Board Meeting of January 16, 2002

December 20, 2001

Facilities Planning and Construction
Suzanne A. Marshall, Chief Facilities Officer (Construction)

**SUBJECT: COMMISSIONING OF TURNER CONSTRUCTION COMPANY AS
CONSTRUCTION MANAGEMENT (CM) AT-RISK FIRM FOR THE
DISTRICT-WIDE FIRE SAFETY UPGRADE PROJECT**

Staff has completed the selection process for a Construction Management (CM) At-Risk firm for the Fire Safety Upgrade for District-wide project.

Five (5) firms applied and the Selection Committee interviewed the following two (2) firms:

- 3D/International, Inc.
- Turner Construction Company

Of the above, the firm of Turner Construction Company was selected for this contract. Negotiations with Turner Construction Company have been successfully completed.

The negotiated lump sum fee for pre-construction services is \$279,225 for an estimated construction cost of \$23,000,000. This fee represents approximately 1.21% of the construction cost. Upon completion of the pre-construction services, the CM At-Risk firm shall negotiate a Guaranteed Maximum Price (GMP) for the construction of the project. Staff will present the negotiated GMP for Board approval.

The Principal/Owner for Turner Construction Company is Michael B. Smith.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of Turner Construction Company to provide Construction Management (CM) At-Risk services for the district-wide fire safety upgrade project, for the following considerations:

- 1) lump sum basic fee of \$269,225 for pre-construction services, which represent approximately 1.21% of the construction cost; and
- 2) upon completion of the pre-construction services, the CM At-Risk firm shall negotiate a Guaranteed Maximum Price (GMP) for the construction of the project. Staff will present the negotiated GMP for Board approval.

IMR: as