

Business Operations
Larry W. Stanearth, Chief Business Officer

SUBJECT: COMMISSIONING OF TURNER CONSTRUCTION COMPANY AS CONSTRUCTION MANAGEMENT (CM) AT-RISK FIRM FOR THE ADDITIONS, REMODELING AND RENOVATIONS PROJECT AT MIAMI BEACH SENIOR HIGH SCHOOL PROJECT NO. A0795 / A0795A

COMMITTEE: FACILITIES MANAGEMENT

Staff has completed the selection process for a Construction Management (CM) At-Risk firm for the Additions, Remodeling and Renovations project at Miami Beach Senior High School.

The following seven (7) firms applied and were interviewed by the Selection Committee:

- James A. Cummings, Inc.
- SBR Joint Venture
- Betancourt Castellon Associates
- Turner Construction Company
- Suffolk Construction Company, Inc.
- 3D/International
- Centex Rooney Construction Company, Inc.

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

The negotiated lump sum fee for pre-construction services is \$367,160 for an estimated construction cost of \$36,716,000. This fee represents approximately 1.00% of the construction cost. Upon completion of pre-construction services, the CM At-Risk firm shall negotiate a Guaranteed Maximum Price (GMP) for construction of the project. Staff will submit the negotiated GMP for Board approval.

At the Board's option, staff has also negotiated fees with the CM At-Risk firm to perform miscellaneous work at the school site, in the event it becomes necessary, during the pre-construction phase.

The scope of work for this project entails the demolition and replacement of most of the existing buildings, with the exception of Buildings No. 1 (administration), No. 12 (classrooms), No. 13 (business), and No. 14 (science).

The proposed demolition has been approved by the Florida Department of Education based on its review of a Castaldi Analysis of the existing school facility submitted by the District. The project will include:

- New classrooms with vocational spaces wing to house approximately 2,300 students
- New cafeteria/kitchen and related spaces
- New media center and related spaces
- New gymnasium and related spaces
- New auditorium and related spaces
- New bus drop off, parent drop off, and parking areas
- Remaining facilities to be remodeled and renovated for compliance with the Americans with Disabilities Act and Safety-to-Life requirements

Fund Source:

Fund	0397
Object	5630
Location	7201
Program	2636
Function	7400

The Principals/Owners of Turner Construction Company are Michael B. Smith, Scott Skidelsky, Denise Mincey-Mills and Dan Vonkossovsky.

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 Additions, Remodeling and Renovations project at Miami Beach Senior High School, Project No. A0795 / A0795A, with an estimated construction cost of \$36,716,000 for the following consideration:

- 1) a lump sum fee of \$367,160 for pre-construction services, which represents approximately 1.00% of the construction cost;
- 2) at the Board's option, the CM At-Risk firm shall perform miscellaneous work during the pre-construction phase based on negotiated terms and conditions; and,
- 3) 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 submit the negotiated GMP for Board approval.