

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: COMMISSIONING OF CENTEX ROONEY CONSTRUCTION CO., INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR ONE, TWO OR MORE STORY PROTOTYPE ADDITIONS AT VARIOUS SITES AS PROVIDED IN THE FACILITIES WORK PROGRAM FY 03-04**

**COMMITTEE: FACILITIES MANAGEMENT**

Staff has completed the selection process for a Construction Management (CM) At-Risk firm for "One, Two or More Story Prototype Additions at Various Sites" as provided in the Facilities Work Program FY 03-04 (as may be amended).

Fifteen (15) firms applied for these contracts. Based on the established evaluation criteria, six (6) firms were short-listed. On June 18, 2004, the Selection Committee interviewed the six (6) firms and ranked them as follows:

- James B. Pirtle Construction Company, Inc.
- Veitia Padron Incorporated
- Centex Rooney Construction Co., Inc.
- Hewitt-Kier Construction, Inc.
- Jasco Construction Company, Inc.
- Coastal Construction Company

The Selection Committee was comprised of the following individuals:

COMMITTEE MEMBER:

REPRESENTING:

Annie Betancourt  
Dr. Bhagwan Gupta  
Chuks Chinyere  
Dennis Arechavala  
Desmond Ogwo  
Ed Beraldi  
Dennis Caserta

Office of the Superintendent  
School Operations  
Office of Capital Improvements Projects  
Office of Capital Improvements Projects  
Maintenance Operations  
Educational Facilities Compliance  
Business Development and Assistance

On July 14, 2004, the Board commissioned James B. Pirtle Construction Company, Inc., to provide CM At-Risk services for the Prototype Buildings. However, in an effort to expedite the construction of additional student stations, staff has also negotiated with the second and third-ranked firms to provide the same services. Negotiations with the second-ranked firm are underway and will be presented to the Board at a later date. Negotiations with the third-ranked firm, Centex Rooney Construction Co., Inc. (Centex Rooney), have been successfully completed.

One, two or more story prototype(s) will be assignment to Centex Rooney via written work order(s). The Board and the CM at-Risk firm shall agree as to services required for each assignment. A fee schedule for pre-construction services was negotiated as follows:

<b>FEE SCHEDULE FOR PRE-CONSTRUCTION SERVICES</b>	One, Two or More Stories Prototype Additions <b>Initial Bid</b>	One, Two or More Stories (Modified Prototypes) <b>Re-Bid</b>
<b>1. PROTOTYPE ADDITION</b> Design Review, Constructibility, Value Engineering and Bidding	<b>\$15,000</b> (fee for prototype, plus up to 4 variations)	<b>\$8,000</b> (fee for prototype, plus up to 4 variations)
<b>2. SITE ADAPTATION</b> Project meetings, Design Review Constructibility, Value Engineering, Site Review of Existing Conditions, Cost Estimating, Scheduling, Bidding and GMP Preparation & Negotiations	<b>\$8,500</b>	<b>N/A</b>
<b>3. OTHER SITE ITEMS (SITE ADAPTATION)</b> Parking lots, Playgrounds, Bus Drop- offs and/or Miscellaneous items (to be determined)	<b>\$2,000</b> (per Item)	<b>N/A</b>

**Other Terms and Conditions:**

1. The agreement provides for termination by the Board, with or without cause, upon thirty (30) days written notice to the CM at-Risk firm. The CM at-Risk firm may terminate the agreement, with cause only, upon thirty (30) days written notice to the Board.
2. The Board is under no obligation to assign a minimum number of projects or minimum value to the CM at-Risk firm under this agreement.
3. Upon completion of the pre-construction services, the CM At-Risk firm shall negotiate a Guaranteed Maximum Price (GMP) for the construction of each prototype addition. Staff will then present each negotiated GMP for Board approval.

PRIOR COMMISSIONINGS:

The Board has not commissioned Centex Rooney for any projects or continuing contracts within the last three years.

The Principal for Centex Rooney is Morgan King. This firm is located at 6100 Blue Lagoon Drive, Suite 180, Miami, Florida 33126.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission the firm of Centex Rooney Construction Co., Inc., as Construction Management (CM) at-Risk firm for "One, Two or More Story Prototype Additions at Various Sites" as provided in the Facilities Work Program FY 03-04 (as may be amended), for the following consideration:

- 1) a negotiated Fee Schedule for one, two or more story prototype additions for pre-construction and site adaptation services, 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 each prototype. Staff will then present the negotiated GMP for Board approval.

NAD:CC:cc