

Business Operations
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: COMMISSIONING OF COASTAL CONSTRUCTION COMPANY, AS
CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR THE POOL
AND DECK REPAIRS AT MAST ACADEMY, PROJECT NO.
B01009, AS PROVIDED IN THE FACILITIES WORK PROGRAM FY
03-04**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

Staff has completed the selection process for Construction Management (CM) at-Risk firms for several capital remodeling and renovation projects 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	Office of the Superintendent
Dr. Bhagwan Gupta	School Operations
Chuks Chinyere	Office of Capital Improvements Projects
Dennis Arechavala	Office of Capital Improvements Projects
Desmond Ogwo	Maintenance Operations
Ed Beraldi	Educational Facilities Compliance
Dennis Caserta	Business Development and Assistance

The Board has commissioned the first, second, third and fourth-ranked firms and staff will negotiate with the fifth-ranked firm after their pre-qualification has received Board approval.

Negotiations with Coastal Construction Company (sixth-ranked firm), have been successfully completed for the Pool and Deck Repairs at MAST Academy, Project No. B01009.

Project Scope

Repair and/or replacement of the pool, pool deck, pool observation room, ramp and stairs at MAST Academy.

Staff recommends that commissioning of the A/E for this project be implemented in two parts; The first part will include program validation, construction cost estimate and schedule up-dates (with appropriate phasing), the A/E's analysis of and recommendations for appropriate structural repairs to the pool, pool deck, ramp and stairs. The construction services are to be provided by a Construction Manager at-Risk firm. Construction Budget for the project is \$720,000.

Findings from Part 1 may significantly impact the projects' scope, schedule, and/or budget. Part 2 of the process contemplates complete A/E services to be negotiated and recommended for commissioning at the April 2005 Board meeting.

Negotiations with the Architect, for Part 1 services have been successfully concluded for Program/scope validation which is currently underway. The preliminary scope of the work for the project includes, but is not limited to, the following:

- Final scope definition and detailed programming service
- Leak investigation and forensic testing (selective demolition) will form the basis for structural condition and recommended repairs report.

Terms and Conditions

- The negotiated lump sum fee for pre-construction services is \$14,000 for an estimated construction cost of \$720,000. This fee represents approximately 1.94% of the construction cost.
- Costs for printing shall be reimbursed by the Board on a direct cost basis.
- 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.
- 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.

- Upon completion of the pre-construction services, the CM at-Risk firm shall negotiate a Guaranteed Maximum Price (GMP) for the construction project. Staff will then submit the negotiated GMP for Board approval.

Prior Commissionings and Awards

The Board has not commissioned nor awarded Coastal Construction Company for any projects and/or continuing contracts within the last three years.

Principal

The Principal for Coastal Construction Company, is Daniel E. Whiteman. This firm is located at 790 N.W. 107th Avenue, Suite 308, Miami, Florida 33172.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of Coastal Construction Company, as Construction Management (CM) at-Risk firm for Pool and Deck Repairs at MAST Academy, Project No. B01009, as provided in the Facilities Work Program FY 03-04 (as may be amended), for the following considerations:

- 1) a negotiated lump sum fee of \$14,000 for pre-construction services, which represents approximately 1.94% of the construction cost;
- 2) other terms and conditions as set forth in the body of the agenda item; 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 then submit the negotiated GMP for Board approval.

NAD:CC:cc