

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: COMMISSIONING OF SUFFOLK CONSTRUCTION COMPANY, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR STATE SCHOOL "BBB1" (REPLACEMENT SCHOOL FOR NORTH MIAMI SENIOR HIGH) PROJECT NO. A01015

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

Staff has completed the selection process for a Construction Management (CM) At-Risk firm for the State School "BBB1" project (a new high school designated to replace and be built at the existing site of North Miami Senior High).

Of the four (4) firms that applied for this project, three (3) firms were interviewed by the Selection Committee on April 18, 2005, and were ranked as follows:

1. Suffolk Construction Company, Inc.
2. James A. Cummings, Inc.
3. Centex Construction

Note: The fourth firm (Pirtle Construction Company) withdrew from the interviews.

The Selection Committee was comprised of the following individuals:

<u>Committee Member</u>	<u>Representing</u>
Dr. Bhagwan Gupta	Office of the Superintendent
Dr. Mathew Welker	School Operations
Raul Perez	Office of Capital Improvement Projects
Sammy Williams	Office of Capital Improvement Projects
Ray Davis	Maintenance Operations
Walter Baggesen	Educational Facilities Compliance
Dennis Caserta	Business Development and Assistance
Veretas Fernandes (non-voting)	Management and Compliance Audit

Following the interviews, staff proceeded to negotiate with the top ranked firm, Suffolk Construction Company, Inc. (Suffolk), to provide pre-construction services for the State School "BBB1" project. Negotiations with Suffolk have been successfully completed.

Project Scope

The scope of work for State School "BBB1" includes the following:

- A new multi-story high school, consisting of approximately 364,468 square feet of new construction, designed to house 3,641 student stations.
- The new school will be based on the "School-Within-A-School" concept for grades 9-12, and will include general classrooms, administration spaces, media center, vocational classrooms, a complete auditorium with music labs, full cafeteria and kitchen with interior and exterior dining, a full gymnasium/physical education facility, and an Emergency Hurricane protection Area (EHPA) component.
- In addition, the new school will also incorporate a large ESE component, intended to accommodate the ESE students currently enrolled at Thomas Jefferson Middle School.
- The new campus will also include staff/visitor and student parking areas, new bus and parent drop-offs, new play fields, hardcourts and related site work.
- In order to minimize disruption of the ongoing school operations, the new campus will be built by phasing the construction process. The anticipated schedule to complete this project is 48 months (including construction of the new facility, demolition of the existing school building and other ancillary facilities, completion of new play fields and parking areas).

Terms and Conditions

The agreement negotiated by staff contains the following terms and conditions:

- Suffolk agrees to provide the requisite pre-construction services for this project, including, but not limited to, the following:
 1. Review all design and construction documents prepared by the Project Architect, as well as all existing on-site and off-site conditions, to ensure constructability of the project.
 2. Provide the District with value engineering analysis, cost saving recommendations and estimates throughout the various phases of design.
 3. Prepare a master project schedule and construction sequencing/phasing plans to optimize timesavings and to minimize disruption of ongoing school operations.
 4. Coordinate with staff and the Project Architect to ensure that all the necessary on-site and off-site testing, permitting applications and regulatory agency reviews are accomplished.
 5. Identify all the various bid packages needed to successfully execute the entire project, and conduct pre-bid conferences with qualified sub-contractors, material suppliers and equipment vendors.
 6. Submit a proposed Guaranteed Maximum Price (GMP), based on the sum of accepted low sub-contract bids and general conditions, profit and overhead, for this project.
- The agreed to lump sum fee for pre-construction services is \$305,888, which represents approximately 0.55% of the estimated construction cost of \$55,279,000 for this project.

- The cost of 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 Suffolk; whereas, Suffolk may terminate the agreement, with cause only, upon thirty (30) days written notice to the Board.
- Upon receipt of the proposed GMP, the Board reserves the right to accept, reject or require a modification of said GMP by Suffolk. Staff will submit its recommendation to the Board following receipt, review and negotiation, if needed, of the proposed GMP.
- Suffolk has agreed to all terms and conditions of the agreement.

Prior Commissioning and Performance Evaluation

The Board has commissioned Suffolk for the following projects within the last three years:

- Addition, Renovation & Replacement Project at Miami Beach Senior High – Project No. A0795 (CM At-Risk)
Estimated Construction Cost: \$44,000,000
Date of Commission: 4-13-05
- Addition at Howard D. McMillan Middle School – Project No. A0739 (CM At-Risk)
Estimated Construction Cost: \$4,426,272
Date of Commission: 3-12-03

The most recent overall performance evaluation score issued by staff to Suffolk was for the quarter ending December 31, 2004. Based on a performance scale of 1-5, the firm received a score of 3.55.

Principals

The Principal/Owner for Suffolk is Mr. Rex B. Kirby. The office is located at 80 S.W. 8 Street, Suite 2710, Miami, Florida 33130.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of Suffolk Construction Company, Inc., as the Construction Management At-Risk firm for State School "BBB1" (Replacement School for North Miami Senior High) - Project No. A01015, as follows:

- 1) a lump sum fee of \$305,888 for pre-construction services, which represents approximately 0.55% of the estimated construction cost of \$55,279,000 for this project; and
- 2) all other terms and conditions, as set forth in the body of this agenda item.

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