

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF COASTAL CONSTRUCTION COMPANY, 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 AND CONSTRUCTION REFORM

Staff 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
Carlton Crawl

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
Dept. of A/E Selection, Negotiations & Design Mgt.

On July 14, 2004, the Board commissioned James B. Pirtle Construction Company, Inc., to provide CM at-Risk services for the Prototype Buildings. The second-ranked firm, Veitia Padron Incorporated was commissioned on February 16, 2005 and the third-ranked firm, Centex-Rooney Construction Co. Inc., (Centex Construction LLC.) was commissioned on March 16, 2005.

In an effort to expedite the construction of additional student stations, staff has successfully negotiated with the fourth, fifth and sixth ranked firms, to provide the same CM at-Risk services as the previously first three commissioned firms. Coastal Construction Company was the sixth-ranked firm.

One, two or more story prototype(s) will be assignment to Coastal Construction Company 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:

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

Terms and Conditions:

- 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 of each prototype addition. Staff will then present each negotiated GMP for Board approval; and
- Coastal Construction Company has agreed to the contract terms and conditions.

Prior Commissionings:

The Board has commissioned Coastal Construction Company for the following projects and/or continuing contracts within the last three years.

- CM at-Risk FY 03-04. Pre-Construction Services at MAST Academy for Pool and Deck Repairs, Project No. B01009.

The most recent overall performance evaluation score issued by staff to Coastal Construction Company, was for the quarter ending March 31, 2005. Based on a performance scale of 1-5, the firm received a score of 3.00.

Principal

The Principal for Coastal Construction Company is Daniel 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 "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;
- 2) other terms and conditions as set forth in this body of the agenda items; 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 each prototype. Staff will then present the negotiated GMP for Board approval.

NAD:CC:cc