

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF SKANSKA USA BUILDING, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR PHASE ONE OF THE NEW ADDITIONS, REMODELING AND RENOVATIONS PROJECT AT MIAMI CENTRAL SENIOR HIGH SCHOOL PROJECT NO. A01013

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

Staff has completed the selection process for a Construction Management (CM) at-Risk firm to provide pre-construction services for Phase One of the New Additions, Remodeling and Renovations Project at Miami Central Senior High School.

Four (4) firms applied for this project and were interviewed by the Selection Committee on November 17, 2005. The firms were ranked as follows:

1. Skanska USA Building, Inc.
2. MCM Corporation
3. Coastal Construction Company
4. Turner Construction Company

The Selection Committee was comprised of the following individuals:

Committee Members

Representing

Jorge R. Luaces	Office of the Superintendent
Dr. Steven Gallon III	School Operations
John Neblett	Capital Improvements Projects
Don Bailey	Capital Improvements Projects
Thomas Quigley	Maintenance Operations
Brad Powell	Educational Facilities Compliance
Dennis Caserta	Business Development and Assistance
Alberto Destrade (non-voting)	A/E Selection, Negotiations & Design Management

Given the results of the Selection Committee interviews, staff proceeded to negotiate with the top ranked firm, Skanska USA Building, Inc. (Skanska), to provide CM at-Risk services for this project. The negotiations with Skanska have been successfully completed.

Project Scope

Miami Central Senior High School is located on a 34-acre site at 1781 N.W. 95 Street in North Miami. The campus is comprised of 34 permanent buildings, several relocatables and three sports fields. With the exception of the addition of Building 18, a dining shelter and several relocatables, the school facilities have not been significantly improved since 1969.

As a result, staff has explored the feasibility of making substantial improvements to the overall existing campus by means of renovations, remodeling, demolition and/or new additions. Moreover, the architectural firm of M.C. Harry & Associates, Inc., was commissioned to prepare a Master Plan for the entire campus that would be most beneficial to the school and its community. Consequently, staff has developed a two-phase approach for a comprehensive construction program for this school.

The initial phase of this project will include, but is not limited to, the following scope of work broken down into two major components:

Phase I (A):

- Demolition of athletic fields and hard courts, storage facilities and four existing portables.
- Construction of new PE track (8 lanes), football and baseball fields, six (6) tennis courts and four (4) basketball courts, field lighting, new staff and visitor parking (316 spaces), covered walkways and related site work.
- Construction of new locker rooms/multi-purpose building (consisting of approximately 19,000 square feet)
- Construction of one-story chiller plant, with new FP&L vault, sized for the entire facility (to be connected to the new buildings only during this first phase of the project).

Phase I (B):

- Demolition of existing parking lot, ROTC building (Bldg. 17) and surrounding site improvements.
- Construction of a two-story addition to accommodate a cafeteria, ten (10) classrooms and labs (consisting of approximately 32,800 square feet).
- Construction of additional student and visitor parking, outdoor dining, covered walkways and related site improvements.

The second phase of this project will include significant remodeling, renovation and demolition of existing facilities, and the construction of new facilities. The actual scope of work and construction packages for the second phase has yet to be finalized by staff and is not included as part of this contract.

Terms and Conditions

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

1. Skanska agrees to provide the requisite pre-construction services for this project, including, but not limited to, the following:
 - Review all design and construction documents prepared by the Project Architect/Engineer, as well as all existing on-site conditions, to ensure constructability of the project.
 - Provide the District with value engineering analysis, cost saving recommendations and estimates throughout the various phases of design.
 - Prepare a master construction schedule to identify potential time saving measures and to facilitate the timely completion of the project.
 - Coordinate with District staff and Project Architect/Engineer to ensure that all the necessary testing, permitting applications and regulatory agency reviews are accomplished.
 - Identify all the various bid packages needed to successfully execute the project, and conduct pre-bid conferences with qualified sub-contractors, material suppliers and equipment vendors.
2. The negotiated lump sum fee for pre-construction services is \$138,000, which represents approximately 0.71% of the estimated construction cost of \$19.5 million.
3. The cost of printing shall be reimbursed by the Board on a direct cost basis, with prior authorization from staff.
4. The agreement provides for termination by the Board, with or without cause, upon thirty (30) days written notice to the CM At-Risk firm; whereas, the CM At-Risk firm may terminate the agreement, with cause only, upon thirty (30) days written notice to the Board.
5. 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.
6. The CM At-Risk firm may be required by staff to submit a Guaranteed Maximum Price (GMP) at 50% completion of construction documents, or at any point thereafter, to execute the initial phase of this project. If accepted by staff, the negotiated GMP will then be submitted to the Board for its approval.
7. Skanska has agreed to the terms and conditions of the agreement.

Project Fund

The funding source for this project is as follows:

Fund	0350
Object	5680
Location	7251
Program	2642
Function	7400

Prior Commissioning and Performance Evaluation

This will be the first project for which Skanska is commissioned by the Board. Therefore, there is no prior commissioning information or performance evaluation data available for this firm.

Principal

Skanska is a wholly-owned subsidiary of Skanska AB (a publicly traded company based in Sweden). The firm has four offices in Florida, with its local office being located at 1815 Griffin Road, Suite 204, Dania Beach. The principal representative for Skanska is John Cammack, General Manager of its Florida Division.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of Skanska USA Building, Inc., as Construction Management (CM) at-Risk firm for Phase One of the New Additions, Remodeling and Renovations Project at Miami Central Senior High School – Project No. A01013, for the following consideration:

- 1) a total lump sum fee of \$138,000 for pre-construction services, which represents approximately 0.71% of the estimated construction cost of \$19.5 million; and,
- 2) other terms and conditions, as set forth in the body of this agenda item.

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