

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF SKANSKA USA BUILDING, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR THE PARTIAL REPLACEMENT PROJECT AT HOLMES ELEMENTARY (A RE-USE OF THE EARLY CHILDHOOD CENTER PROTOTYPE AND ADDITIONAL NEW PAVILIONS) PROJECT NO. 00223400

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

Staff has completed the selection process for Construction Management (CM) at-Risk firms for the Facilities Work Program FY 05-06 (as may be amended from time to time). The CM At-Risk firms were solicited for the following categories:

- Category "A" (projects with an estimated construction cost greater than \$15 million).
- Category "B" (projects with an estimated construction cost between \$5 - \$15 million).
- Category "C" (projects with an estimated construction cost less than \$5 million).

All six (6) firms that applied for Category "A" were interviewed and ranked by the Selection Committee, on January 5, 2006, as follows:

1. James A. Cummings, Inc.
2. Pirtle Construction Company
3. Betancourt Castellon Associates, Inc.
4. Skanska USA Building, Inc.
5. Turner Construction Company
6. Coastal Construction Company

The Selection Committee was comprised of the following individuals:

Committee Member

Dr. Bhagwan Gupta
Dr. Steve Gallon III
Victor Alonso
Chuks Chinyere
Eduardo Lopez
Lewis Cooper
Dennis Caserta
Carlton Crawl (non-voting)

Representing

Office of the Superintendent
School Operations
Capital Improvements Projects
Capital Improvements Projects
Maintenance Operations
Educational Facilities Compliance
Business Development and Assistance
A/E Selection, Negotiations & Design Management

Assignment of projects will be based on alignment of project construction values with each of the firm's capabilities, pre-qualification certificate amounts and the scheduling of each project.

Given the results of the Selection Committee interviews and criteria above, staff assigned the above referenced CM At-Risk project at Holmes Elementary to the fourth ranked firm, Skanska USA Building, Inc. (Skanska). The top three firms have either been commissioned or assigned to provide CM At-Risk services for other projects.

Negotiations with Skanska to provide pre-construction services for the Holmes Elementary partial replacement project have been successfully completed.

Project Scope

This project consists of a replacement elementary school campus to accommodate approximately 575 students in grades 1 through 5, with the following programmatic components:

- New two-story ECC prototype building, (modified to meet current educational specifications and facilities lists) for 1st through 3rd grades;
- new single story classroom building for 4th grade (approx. 5,800 sq. ft.);
- new Media/Art pavilion (approx. 8,600 sq. ft.);
- new Administration pavilion (approx. 4,700 sq. ft.);
- Music/ESE addition to Building No. 01 (approx. 3,200 sq. ft.);
- Building No. 06 – renovations and new classroom addition (5th grade wing);
- new chiller plant;
- Building No. 2 - remodeling/renovation for use as a Cafetorium with serving kitchen; and,
- Complete site re-development including, but not limited to, new PE shelter, faculty and visitor parking, courtyard spaces, play fields, parent and bus drop-offs, and an integrated system of one- and two-level covered walkways.

The project architect shall submit 50% completed Phase III construction documents for the entire project and 100% underground package no later than April, 2006. This will facilitate a start of construction by no later than June, 2006. Completed 100% Phase III construction documents will follow in order to complete the balance of the construction and occupancy for the 2007-2008 school year.

The current estimated construction cost for this project is **\$9,500,000**.

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 projects.
 - 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 projects.
 - 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 projects, 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 **\$71,825**, which represents approximately 0.76% of the estimated construction cost of \$9.5 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. Upon completion of its pre-construction services, the CM At-Risk firm shall submit a Guaranteed Maximum Price (GMP) to execute each of these projects. The CM At-Risk firm may be required by staff to submit a GMP at 50% completion of construction documents, or at any point thereafter, to execute any of these projects. 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

Fund - 0396
 Object - 5630
 Location - 2501
 Program - 1203
 Function - 7400

Prior Commissioning and Performance Evaluation

The Board has commissioned Skanska for the following project(s) within the last three years:

- New Additions, Remodeling & Renovation Project at Miami Central Senior High School Project A01013

CM At-Risk Services

Date of Commissioning: 12-14-05

Staff has yet to issue an evaluation to Skanska for the above project.

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 Skanska USA Building, Inc., as Construction Management (CM) At-Risk firm for the partial replacement project at Holmes Elementary (a re-use of the Early Childhood Center Prototype and Additional New Pavilions), Project No. 00223400, for the following consideration:

- 1) a total lump sum fee of \$71,825, for pre-construction services; and,
- 2) other terms and conditions as set forth in the body of the agenda item.