

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF COASTAL CONSTRUCTION COMPANY AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR MIDDLE LEARNING CENTER ADDITION, STATE SCHOOL "RR1", AT MADIE IVES ELEMENTARY SCHOOL, (K-8 CONVERSION) TO RELIEVE HIGHLAND OAKS MIDDLE SCHOOL PROJECT NO. A0729**

**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) and which may include three additional years. Firms were solicited for **Category "A"** projects to provide pre-construction services for projects with construction values greater than \$15 million.

Of the six (6) firms that applied for this category, the following were interviewed and ranked by the Selection Committee on January 5, 2006:

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:

<u>Committee Member</u>	<u>Representing</u>
Dr. Bhagwan Gupta	Office of the Superintendent
Dr. Steven Gallon III	School Operations
Jorge Luaces	Office of Capital Improvements Projects
Rolando Pardo	Office of Capital Improvements Projects
Chuks Chinyere	Maintenance Operations
Brad Powell	Educational Facilities Compliance
Dennis Caserta	Business Development and Assistance
Carlton Crawl (non-voting)	A/E Selection, Negotiations & Design Management

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

Based on the above criteria, all firms have been commissioned (or have been assigned) to provide CM at-Risk services for other projects. Staff assigned the sixth-ranked firm, Coastal Construction Company (Coastal) to the Middle Learning Center Addition, State School "RR-1", at Madie Ives Elementary, (K-8 Conversion) to relieve Highland Oaks Middle, Project No. A0729.

Negotiations with Coastal have been successfully completed as follows:

### Project Scope

The majority of the existing facility (with the exception of Building 7, which houses the Media Center, and Building 12, which is a recently-built Primary Learning Center) dates back to 1957 when Madie Ives Elementary was originally built. Staff has approved a new plan that will provide an almost completely new K-8 school and an improved campus reconfiguration. In order to accomplish this plan, the District will need to seek approval from the Florida Department of Education (DOE) to demolish all existing structures at this site (except for Buildings 7 and 12) and to replace them with new educational spaces.

The proposed scope of work for State School "RR1" includes, but is not limited to, the following:

- The existing school site will be expanded eastward utilizing a portion of an adjacent 20-acre Board owned parcel, which will also serve to host future State School "DDD".
- In order to allow for on-going school operations, the new K-8 facility will be constructed in two Phases:

Phase "A" – New building to house 478 new student stations, for grades 6 through 8, including classrooms, labs, science, ESE (2), music, computer skills, foreign language & art, cafeteria, kitchen and administrative areas. The first phase will also include expansion of the existing Media Center, landscape improvements and parking, and reconfiguration of street and traffic patterns.

Phase "B" - Demolition of existing elementary classrooms and construction of a new replacement wing to house 20 primary and 14 intermediate classrooms. Upon completion of all new construction, the existing portables shall be removed and new athletic fields and additional staff & visitor parking will be built.

- The entire scope of new construction will contain approximately 80,000 square feet.
- Phase "A" of construction is scheduled to be ready for occupancy by January 2008; the subsequent Phase "B" is scheduled to be ready for occupancy by August 2008.

The CM At-Risk firm will be required to submit a Guaranteed Maximum Price (GMP) at 50% completion of construction documents, or at any point thereafter, to execute this project. If accepted by staff, the negotiated GMP will then be submitted to the Board for its approval.

Based on the final scope definition program prepared by Zyscovich, Inc., Project Architect/Engineer (dated September 30, 2005 and revised January 17, 2006) the estimated cost of construction for this project is \$16 million.

### Terms and Conditions

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

1. Coastal 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 **\$120,000**. This fee represents approximately 0.75% of \$16 million, the estimated construction cost;
3. Costs for printing shall be reimbursed by the Board on a direct cost basis;
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 the pre-construction services, the CM at-Risk firm shall negotiate a Guaranteed Maximum Price (GMP) for the construction project. If accepted, staff will submit the negotiated GMP for Board approval; and

7. Coastal Construction Company has agreed to the terms and conditions of the contract.

Project Fund

Fund: 0379 Object: 5630 Location: 6831 Program: 2773 Function: 7400

Prior Commissionings & Performance Evaluation

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

- CM at-Risk for Pre-Construction Services for Miscellaneous Projects, Four-year term contract projects with construction values not to exceed \$1 million in value  
Commissioned: October 19, 2005
- CM at-Risk Firm for One, Two or More Story Prototype Additions (a.k.a. Modulares) at Various Sites as provided in the Facilities Work Program FY 03-04  
Commissioned: July 13, 2005
- CM at-Risk for MAST Academy for Pool and Deck Repairs, Project No. B01009.  
Estimated Construction Cost: \$720,000  
Commissioned: January 19, 2005.

The most recent overall performance evaluation score issued by staff to Coastal Construction Company was for the quarter ending June 30, 2005. Base on a performance scale of 1-5, the firm received a score of 3.00.

Principals

The Principal/Owner designated to be directly responsible to the Board for Coastal Construction Company, is Daniel D. Whiteman. This firm is located at 5959 Blue Lagoon Drive, Suite 200, Miami, Florida 33126.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission the firm of Coastal Construction Company as Construction Management at-Risk firm for the Middle Learning Center Addition, State School "RR-1", at Madie Ives Elementary (K-8 Conversion) to relieve Highland Oaks Middle, Project No. A0729, for the following considerations:

- 1) A total lump sum fee of \$120,000 for pre-construction services;
- 2) the Project Scope and the Terms and Conditions, items 1 through 7, as set forth in the body of the agenda item.

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NAD:CC:cc