

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

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

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

Introduction

On December 14, 2005, the Board commissioned Skanska USA Building, Inc. (Skanska) as 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. In accordance with the legal solicitation, the Board has the option of commissioning the same firm for the second phase. Due to the complex nature of the project, coordination requirements and phasing, staff recommends that the Board commission the same firm for all phases of the project.

The negotiations with Skanska have been successfully completed as follows:

Project Scope

The overall replacement project envisioned in the master plan for the second phase has been further defined as three comprehensive construction phases, including, but not limited to:

- **Phase II**
  - Demolition: Existing buildings # 5, 12, 16, 20, 20A, 20B, 21, 22, 28, dining shelter, and 12 portables;
  - New Construction: Building 1 (1-story, gymnasium and lockers, approx. 41,000 sf);  
Building 2 (2-story, administration, ROTC and Creative Arts Academy B, approx. 26,000 sf);  
Building 10 (1-story, food services, dining, and custodial receiving, approx. 20,000 sf)  
Courtyard – Partial East Academic Courtyard;  
Drives and Parking to include west Parent Drop-off, 29 visitor and 49 staff parking spaces, cafeteria service drive;

Renovations: Existing building 14 - rooms 113a, 113b, and 113e (temporary ESE relocation);  
All related on-site and off-site work, as required

Estimated  
Construction Cost: \$20.3 million

- **Phase III**

Demolition: Existing buildings #1, 3, 7, 8, 9,10,11,13, 13a, 15a, 24, and 25;

Remodeling: Existing building #15 (gymnasium) into new Media Center;

Renovations: Building 4 (1-story, partial Academy 'C', approx. 6,500 sf);  
Building 5 (1-story, partial Academy 'A', Health Education Lab, two Drivers' Education classrooms, approx. 6,500 sf);  
Building 8 (1-story, partial Academy 'C', approx. 12,400 sf);  
Building 6 (1-story, partial Academy 'H', approx. 6,500 sf);  
Building 7 (1-story, partial Academy 'H', approx. 6,500 sf);  
Building 9 (1-story, partial Academy 'H', approx. 10,230 sf);  
Courtyard – West Academic courtyard, partial  
Drives and parking to include Bus Drop-off/Pick-up, partial east Parent Drop-off/Pick-up, and 62 staff parking spaces;  
All related on-site and off-site work, as required

Estimated  
Construction Cost: \$9.4 million

- **Phase IV**

Demolition: Building 14 (partial), 4, 6, 26, 29;

Remodeling: Building 14, Auditorium;  
Building 18, Student Services and partial Academy 'E', labs only, approx. 25,770 sf;

New Construction: Courtyards – Community courtyard and complete West Academic courtyard  
Drives and parking to include 115 staff parking spaces and complete East Parent Drop-off;  
All related on-site and off-site work, as required

Estimated  
Construction Cost: \$6.1 million

The phasing of this project is not sequential. Some areas of Phase II, III and IV of this project will be commenced and executed concurrently to facilitate the project schedule requirements.

The implementation schedule for Phase II, which includes three new buildings, is extremely aggressive. Occupancy of the new Phase II Cafeteria building is expected by August 2007, and the new Phase II Gymnasium and Administration buildings by January 2008. All phases for the entire project are expected to be completed no later than January 2009.

### 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 **\$245,000** for an estimated construction cost of approximately \$35.8 million. Included in this fee is the cost for all Ground Penetration Radar services. This fee represents approximately 0.69% of the estimated construction cost.
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 0378 Object 5680 Location 7251 Program 2642 Function 7400

## Prior Commissioning and Performance Evaluation

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

- CM at-Risk for Pre-Construction Services for Holmes Elementary, Project No. 00223400.  
Estimated Construction Cost: 9.5 million  
Commissioned March 15, 2006
- CM at-Risk for Pre-Construction Services for Miami Central Senior, Phase I, Project No. A01098.  
Estimated Construction Cost: 19.5 million  
Commissioned December 14, 2005

There is no current 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 to be directly responsible to the Board 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 Phases II, III and IV 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 \$245,000 for pre-construction services; and
- 2) the Project Scope and the Terms and Conditions, items 1 through 7, as set forth in the body of this agenda item.

NAD:CC:cc