

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF PAVARINI CONSTRUCTION CO. (SE), INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR NEW STATE SCHOOL "QQQ-1" (TO RELIEVE DR. MICHAEL M. KROP AND NORTH MIAMI BEACH SENIOR HIGH SCHOOLS), LOCATED AT 2555 NE 151 STREET, NORTH MIAMI, FLORIDA PROJECT NO. 00254800

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

Staff completed the selection process for a second group of 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. These firms were solicited for **Category "A"** to provide pre-construction services for projects with construction values greater than \$15 million.

Of the five (5) firms that applied for this category, the firm of G.T. McDonald Enterprises, Inc., was evaluated and assigned to the Category "C" projects. The following firms were interviewed and ranked by the Selection Committee on March 17, 2006 for Category "A":

1. Suffolk Construction Company, Inc. (a.k.a. Suffolk Florida LLC)
2. MCM Corporation (a.k.a. Magnum Construction Management, Corp.)
3. Pavarini Construction Co. (SE), Inc.
4. Bovis Lend Lease, Inc.

The Selection Committee was comprised of the following individuals:

<u>Committee Member</u>	<u>Representing</u>
Dr. Bhagwan Gupta, Office of School Facilities	Office of the Superintendent
Dr. Steven Gallon III, Office of School Operations	School Operations
Michael Krtausch, Reg II, Cap. Improvements	Construction
Eduardo Lopez, Reg IV, Cap. Improvements	Construction
Larry Freeland, Reg I, Cap. Improvements	Maintenance
Lewis Cooper, Education Facilities Compliance	Educational Facilities Compliance
Dennis Caserta, Business Development	Business Development & Assistance
Alberto Destrade (non-voting), A/E Selection	A/E Selection, Negotiations & Des Mngt.

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

Based on the above criteria, staff assigned the third-ranked firm, Pavarini Construction Co. (SE), Inc. (Pavarini) as CM at-Risk firm for New State School "QQQ-1" (to relieve Dr. Michael M. Krop and North Miami Beach Senior High Schools), located at 2555 NE 151 Street, North Miami, Florida), Project No. 00254800.

Negotiations with Pavarini have been successfully completed as follows:

Project Scope

The scope of the CM at-Risk firm services include, but are not limited to, the following:

- A new multi-story senior high school that will be designed to house approximately 1638 student stations, based on a draft Facilities List dated April 7, 2006. The high school will be organized based on a "School-Within-A-School" concept and will total approximately 165,000 gross square feet. The school will be located on an undeveloped (approx.) 4.5-acre site at 2555 NE 151 Street in North Miami, Florida, just northwest of the new David Lawrence Jr. K-8 Center.
- On-site and off-site improvements, including, but not limited to, wetlands mitigation, de-muck and fill of the entire site, right-of-way improvements, traffic control devices and signalization, as well as all necessary water and sewer connections.
- Contingent upon a ground lease and joint-use agreement with the City of North Miami for the property west of NE 25th Avenue, renovation of the track and ancillary spaces and improvements and/or modifications to the parking areas.

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.

GMP submittal to M-DCPS is scheduled for November 2006 for Board approval; Substantial Completion for May 2008; and Occupancy for July 2008.

The Architect Engineer of Record commissioned for this project is Arquitectonica International Corporation, Inc. The estimated cost of construction for this project is \$30 million.

Terms and Conditions

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

1. Pavarini 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 **\$240,000** for an estimated construction cost of approximately \$30 million. Included in this fee is the cost of all ground penetrating radar (GPR) services. This fee represents approximately 0.8% of the construction estimate;
 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. Pavarini has agreed to the terms and conditions of the contract.

Project Funding

Fund: 0331 Object: 5630 Location: 7048 Program: 2844 Function: 7400

Prior Commissionings & Performance Evaluation

The Board has not commissioned Pavarini as CM at-Risk for any project within the last three years.

There is no current performance evaluation data available for this firm.

Principal

Pavarini Construction Co. (SE), Inc. is a wholly owned subsidiary of Pavarini Construction, Inc. The Principal/Owner designated to be directly responsible to the Board for Pavarini is Gary W. Glenewinkel, President and COO of Pavarini. The firm's main office is located at 14750 NW 77th Court Suite 220, Miami Lakes, Florida 33016.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of Pavarini Construction Co. (SE), Inc. as Construction Management at-Risk firm for State School "QQQ-1" (to relieve Dr. Michael M. Krop and North Miami Beach Senior High Schools), located at 2555 NE 151 Street, North Miami, Florida, Project No. 00254800 for the following considerations:

- 1) a total lump sum fee of \$240,000 for pre-construction services; and
- 2) The project scope and the Terms and Conditions, as set forth in the body of the agenda item.

NAD:JFC:jfc