

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF MCM CORP., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR NEW K-8 CENTER STATE SCHOOL "BB-1" (RELIEF SCHOOL FOR RUTH K. BROAD/BAY HARBOR ELEMENTARY AND HIGHLAND OAKS MIDDLE SCHOOLS), IN THE CITY OF SUNNY ISLES BEACH, PROJECT NO. A01112

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 additional firms were solicited for **Category "A"** to provide pre-construction services for projects with construction values greater than \$15 million.

Of the five additional (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:

1. Suffolk Construction Company, Inc.
2. MCM Corp.
3. Pavarini Construction Company
4. Bovis Lend Lease

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, A/E Selection (non-voting)	A/E Sel., Negotiations & Design Mngt.

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 second-ranked firm, MCM Corp., (MCM) as CM at-Risk for New K-8 Center, State School "BB-1" (relief school for Ruth K. Broad/Bay Harbor Elementary and Highland Oaks Middle), Project No. A01112.

Negotiations with MCM 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, expanded, K-8 facility designed to house approximately 1642 students stations, to be located on a 2.39 acre site in the City of Sunny Isles Beach, bounded on the north by 183rd Street, on the east by Atlantic Boulevard, on the northwest by North Bay Road, and on the southwest by 182nd Drive (which is to be vacated);
- The school will be organized based on a "School-Within-A-School" concept and will total approximately 145,000 gross square feet;
- On-site and off-site improvements, including, but not limited to, demolition of existing structures, soil contamination mitigation, right-of-way improvements, traffic control devices and signalization, as well as all necessary utility connections; and
- Playfield(s) may be augmented contingent upon a joint-use agreement between MDCPS and the City of Sunny Isles Beach for the future Sunny Isles Beach Park to be located south of 182nd Drive.

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.

Actual construction must commence no later than March 2007 with a construction duration of 14 months in order to meet a May 2008 substantial completion deadline.

A preliminary feasibility/master plan/program report for the project was submitted to MDCPS by Architektnics, Inc., on May 8, 2006. The estimated construction cost is approximately \$33 million including all demolition and mitigation work.

Terms and Conditions

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

1. MCM 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 **\$260,000**. Included in this fee is the cost for all Ground Penetration Radar services. This fee represents approximately 0.79% of 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. MCM Corp. has agreed to the time-sensitive schedule and the terms and conditions of the contract and will commence services upon Board commissioning.

Project Funding

Fund: 0331/0301, Object: 5630, Location: 0092, Program: 2830, Function: 7400

Prior Commissionings & Performance Evaluation

The Board has not commissioned MCM Corp., as CM at-Risk for any projects and/or continuing contracts within the last three years:

The most recent overall performance evaluation score issued to MCM Corp., was for the quarter ending September 30, 2005. Based on a performance scale of 1-5, the firm received a score of 2.90.

Principal

The Principal/Owner designated to be directly responsible to the Board for MCM Corp., is Jorge Munilla. This firm is located at 6201 S.W. 70th Street, Miami, Florida 33143.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of MCM Corp., as Construction Management at-Risk firm for New K-8 Center, State School "BB-1", (relief school for Ruth K. Broad/Bay Harbor Elementary and Highland Oaks Middle Schools) in the City of Sunny Isles Beach, Project No. A01112, for the following considerations:

- 1) A total lump sum fee of \$260,000 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 the agenda item.

NAD:CC:cc