

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF COASTAL CONSTRUCTION COMPANY AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR STATE SCHOOL "LLL", FOR MIAMI CAROL CITY SENIOR HIGH SCHOOL REPLACEMENT (PHASES B AND C) PROJECT NO. A01018

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 School Facilities	Office of the Superintendent
Dr. Steven Gallon III, Office of School Operations	School Operations
Jorge Luaces, Office of School Facilities	Construction
Rolando Pardo, Reg. V, Capital Improvements	Construction
Chuks Chinyere, Reg. I, Capital Improvements	Maintenance Operations
Brad Powell, Educational Facilities Compliance	Educational Facilities Compliance
Dennis Caserta, Business Development	Business Development and Assistance
Carlton Crawl, 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 sixth-ranked firm, Coastal Construction Company (Coastal) to State School "LLL", Miami Carol City Senior High School Replacement, Project No. A01018.

Negotiations with Coastal have been successfully completed as follows:

Project Scope

Replacement of Miami Carol City Senior High School with new State School "LLL" in three phases with a minimal impact on the fully operational campus. The new campus will house a total of approximately 3,657 students in seven academies (total new school is planned to be approximately 390,400 sf). Each academy will be designed with common areas to be shared, such as the media center, auditorium, physical education area and food service. The project will be phased as follows:

- **Phase A** – In order to advance 800 student stations for school opening in FY 2007-2008, one wing of the school must be constructed before completion of the design for the entire campus. To achieve this goal, a new 3-story modular prototype classroom building (approximately 50,000 sf) and all related on-site and off-site required utilities is proposed as part of the first phase of the replacement (as envisioned in the Preliminary Master Plan and Program).

Note: Phase A is not part of this commissioning recommendation. However, the work in this phase is an integral portion of the overall campus design and must be carefully coordinated and planned together with Phases B & C. Phase A will be expedited through the Modular Program under separate contracts with the Architect/Engineer and Construction Management (CM) at-Risk firm.

- **Phase B** – Construction of the balance of all the new buildings with all related on-site, off-site work, drop-off areas and partial parking. The existing school is to remain in full operation during construction. Substantial completion of this phase is scheduled for November 2009 for occupancy in January 2010.
- **Phase C** – Demolition of all existing school buildings, construction of all athletic fields, hard courts and site work. Work may include removal of all existing portables. Substantial completion of this phase is scheduled for June 2010.

A preliminary master plan and the Program for the entire project were submitted to MDCPS by Soares Da Costa, Contractor Inc., on April 21, 2006. The total estimated construction cost for Phases A, B, and C is approximately \$81.4 million; Phases B and C, only, total approximately \$71.3 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 **\$290,000**. This fee represents approximately 0.41% of estimated construction cost of \$71.3 million. Included in this fee is the cost of all ground penetrating radar (GPR) services;
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 Guaranteed Maximum Price(s) (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 time-sensitive schedule and the terms and conditions of the contract and will commence services upon Board commissioning.

Project Fund

Fund: 0331, Object: 5630, Location: 7231, Program: 2695, 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 State School "RR-1" Madie Ives Elementary School, (K-8 Conversion), Project A0729
Estimated Construction Cost: \$16 million
Commissioned: April 18, 2006
- 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 State School "LLL", Miami Carol City Senior High School Replacement, Project No. A01018, for the following considerations:

- 1) a total lump sum fee of \$290,000 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