

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF SOUTH FLORIDA CONSTRUCTION SERVICES, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR DEFERRED MAINTENANCE PACKAGE #26, GENERAL REPAIRS AND REHABILITATION AT BISCAYNE GARDENS ELEMENTARY SCHOOL PROJECT NO. A01023

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 "C"** projects to provide pre-construction services for projects with construction values under \$5 million.

Of the five (5) firms that applied for this category, the following were interviewed and ranked by the selection committee on March 20, 2006:

1. Aventura Engineering and Construction Corp.
2. G. T. McDonald Enterprises, Inc.
3. Halfacre Construction Co.
4. South Florida Construction Services, Inc.

The fifth firm that applied, H. A. Contracting Corp. withdrew from the interview process.

The Selection Committee was comprised of the following individuals:

<u>Committee Member</u>	<u>Representing</u>
Ailsa Simon	Office of the Superintendent
Dr. Steven Gallon III	School Operations
Janet Kelly	Office of Capital Improvements Projects
Humberto Cabanas	Office of Capital Improvements Projects
Erick Laventure	Maintenance Operations
Brad Powell	Educational Facilities Compliance
Dennis Caserta	Business Development and Assistance
Juan F. Contijoch (non-voting)	A/E Selections, Negotiations & Design Management

Assignment of projects will be 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, all firms have been commissioned to provide CM at-Risk services for other projects.

Staff assigned the second-ranked firm, South Florida Construction Services, Inc. (SFCS) to provide CM at-Risk services for Deferred Maintenance Package (DMP) #26, General Repairs and Rehabilitation at Biscayne Gardens Elementary, Project No. A01023.

Negotiations with SFCS have been successfully completed as follows:

Project Scope

The scope of work for each project includes, but is not limited to, the following general repairs and rehabilitation:

- Site – New bus drop-off and parent drop-off; 40 parking spaces for staff; replacement of basketball standards, perimeter chain link fencing and gates, replacement of aluminum flagpole; replacement of damaged sidewalks on the south side of Building 09, and irrigation system (which includes replacement of pumps, control valves, damaged pipes and irrigation heads); removal of septic tank system and connect to sewer line;
- Building Envelope – Replacement of exterior steel doors, frames and hardware at classroom building and incidental exterior paint; replacement of exterior doors in the boiler room, PE shelter, and main entrance; replacement/repair of aluminum windows in Building 01 and in the rear of kitchen/food service area; and replacement of wood doors in Building 01;
- Interior – Replacement of acoustical ceiling at cafeteria, kitchen, stage and storage; replacement of reception counter at media center; replacement of handrails and railings at stair behind stage and throughout the facility; renovations of all restrooms and replacement of hardware to comply with ADA requirements (Building 01); and replacement of signage throughout the facility;
- HVAC – Provide new roof-top 50-ton unit in Building 03, replacement of existing air conditioning wall units in classrooms; replacement of 5-ton unit ventilator in Building 02; provide exhaust/ventilation system in kitchen area;
- Electrical – Replacement of emergency generator; replacement of exterior security lighting at locations throughout the facility; and replacement of electrical panels throughout the facility;
- Plumbing – Remodeling of group restrooms in first and second floor in Building 01 and single-user restrooms in Buildings 01 and 02 to meet ADA requirements; replacement of lift station at northeast corner of Building 01; and

- Cabinets - Replacement of built-in cabinets and countertops throughout the facility.

Estimated Construction Cost: \$2,891,933 (as programmed by Soares Da Costa Contractor, Inc., February 16, 2006)

Terms and Conditions

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

1. SFCS 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 **\$37,600** for an estimated combined construction cost of \$2,891,933. Included in this fee is the cost of all ground penetrating radar (GPR) services. This fee represents approximately 1.30% of the combined 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. SFCS has agreed to the terms and conditions of the contract.

Project Fund

Fund: 0368, Object: 5630, Location: 0361, Program: 1851, Function: 7400

Prior Commissionings & Performance Evaluation

The Board has not commissioned SFCS as CM at-Risk for any project within the last three years. There is no current performance evaluation data available for this firm.

Principals

The Principal/Owner designated to be directly responsible to the Board for SFCS, is Jerry Gillman. This firm is located at 828 South Dixie Highway, Hallandale Beach, Florida 33009.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of South Florida Construction Services, Inc., as Construction Management at-Risk firm for Deferred Maintenance Package #26, General Repairs and Rehabilitation at Biscayne Gardens Elementary School, Project No. A01023 under the following considerations:

- 1) A total lump sum fee of \$37,600 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:JFC:jfc