

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF G. T. MCDONALD ENTERPRISES, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR DEFERRED MAINTENANCE PACKAGE #27, RENOVATION, MAINTENANCE AND REPAIRS AT MIAMI SPRINGS MIDDLE SCHOOL, PROJECT NO. 00263300

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. Additional firms were solicited for **Category “C”** projects to provide pre-construction services for projects with construction values under \$5 million.

Of the five additional (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, Reg. II, Capital Improvement	Office of the Superintendent
Dr. Steven Gallon III, Office of School Operations	School Operations
Janet Kelly, Reg. VI, Capital Improvements	Construction
Humberto Cabanas, Reg. IV, Cap. Improvements	Construction
Erick Laventure, Reg. I, Capital Improvements	Maintenance Operations
Brad Powell, Educational Facilities	Educational Facilities Compliance
Dennis Caserta, Business Development	Business Development & Assistance
Juan F. Contijoch, A/E Selection (non-voting)	A/E Selection, Negotiation & Design Management

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, all firms have been commissioned or assigned to provide CM at-Risk services for other projects.

Staff assigned the second-ranked firm, G. T. McDonald Enterprises, Inc., (G.T. McDonald) to provide CM at-Risk services for Deferred Maintenance Package #27, Renovation, Maintenance and Repairs at Miami Springs Middle School, Project No. 00263300

Negotiations with G.T. McDonald have been successfully completed as follows:

Project Scope

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

- Site – Re-seal and re-stripe parking lot; replace damaged wheel stops;
- Exterior – Major paint (including surface preparation, structural repairs, caulking, etc.); replace transite panels with masonry walls;
- Window replacement - Buildings 1 through 11, (except 04);
- Plumbing – Replace cold water distribution piping from building main(s) to all group toilet rooms;
- Interior – Major paint at all buildings; replace doors, frames, hardware and thresholds as required to meet MDCPS and ADA criteria.

Based on the Final Scope Definition Program prepared by URS Corporation, (dated February 17, 2006) the estimated cost of construction for this project is \$3,130,503.

Terms and Conditions

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

1. G.T. McDonald 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 combined lump sum fee for pre-construction services is **\$35,000**. This fee represents approximately 1.12% of \$3,130,503, 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. G. T. McDonald Enterprises, Inc. has agreed to the terms and conditions of the contract.

Project Fund

Fund: 0331, Object: 5680, Location: 6521, Program: 1137, Function: 7401

Prior Commissionings & Performance Evaluation

The Board has not commissioned G.T. McDonald as CM at-Risk for any projects and/or continuing contracts within the last three years. No current performance evaluation data is available for this firm.

Principal

The Principal/Owner designated to be directly responsible to the Board for G. T. McDonald Enterprises, Inc., is Gerald T. McDonald. This firm is located at 400 S. State Road 7, Plantation, Florida 33317.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of G. T. McDonald Enterprise, Inc., as Construction Management at-Risk firm for Deferred Maintenance Package #27, Renovation, Maintenance and Repairs at Miami Springs Middle School, Project No. 00263300 under the following considerations:

- 1) A total combined lump sum fee of \$35,000 for pre-construction services and,
- 2) the Project Scopes and the Terms and Conditions, items 1 through 7, as set forth in the body of the agenda item.

NAD:CC:cc