

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 #28, RENOVATIONS AND GENERAL REPAIRS AT YOUNG MEN'S PREPARATORY ACADEMY, AT BUENA VISTA COMPLEX, PROJECT NO. 00305800

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 firms 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:

Committee Member

Representing

Ailsa Simon, Reg. II, Capital Improvement
Dr. Steven Gallon III, Office of School Operations
Janet Kelly, Reg. VI, Capital Improvements
Humberto Cabanas, Reg. IV, Cap. Improvements
Erick Laventure, Reg. I, Capital Improvements
Brad Powell, Educational Facilities
Dennis Caserta, Business Development
Juan F. Contijoch, A/E Selection (non-voting)

Office of the Superintendent
School Operations
Construction
Construction
Maintenance Operations
Educational Facilities Compliance
Business Development & Assistance
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 (DMP) #28, Renovations and General Repairs at Young Men's Preparatory Academy, at Buena Vista Complex, Project No. 00305800.

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

Project Scope

The scope of work for the project includes, but is not limited to, the following:

- Master Plan: The A/E is to provide a minimum of 2 master plan options for the facility. The 2 master plan options must reflect the allotted construction time and the project budget. The A/E is to provide sound design ideas to remedy the current student station unsatisfactory status (C-3 designation). The A/E shall make recommendations regarding the feasibility of renovating the campus to meet current code and program requirements of 400 student stations as recommended by MDCPS' Facilities Planning and Standards.
- PHASE 1 - Building 01 up-grade: Replacement of windows throughout the facility including all necessary cutting, structural reinforcing, infill, patching, caulking and repair; major exterior paint throughout the facility including pressure cleaning, stucco crack repair, and re-seal expansion joints; means of egress deficiencies' corrections; new fire sprinkler system; safety-to-life deficiency corrections (including emergency lighting);
- PHASE 2 – Site improvements and Buildings 02, 03, and 05 upgrades to include structural repairs and upgrades, ceiling, lighting and flooring, instructional aids, HVAC, plumbing, fire protection, electrical, fire alarms, P/A clock system, parking resurface and re-striping, re-roofing (if necessary), window replacement, ADA compliance, and major paint (as required).

Estimated Construction Cost: \$5,525,120 (as programmed by M-DCPS Advance Planning, June, 2006)

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 Architect/Engineer of Record, as well as all existing on-site conditions, to ensure constructability of the project.
 - Provide the District staff 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 Architect/Engineer of Record 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 **\$ 47,000**. This fee represents approximately 0.85% of \$5,525,120, 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 has agreed to the terms and conditions of the contract.

Project Fund

To be funded in 2006 - 2007

Prior Commissionings & Performance Evaluation

The Board has not commissioned G.T. McDonald 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 G.T. McDonald Enterprises, Inc., is Gerald T. McDonald. This firm is located at 400 S. State Road 7, Plantation, FL 33317-4043.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of G. T. McDonald Enterprises, Inc., as Construction Management at-Risk firm for Deferred Maintenance Package #28, Renovations and General Repairs at Young Men's Preparatory Academy, at Buena Vista Complex, Project No. 00305800 as follows:

- 1) A lump sum fee of \$47,000 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:SGG:sgg