

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF HALFACRE CONSTRUCTION COMPANY AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR DEFERRED MAINTENANCE PACKAGE #29, RENOVATIONS, MAINTENANCE AND REPAIRS AT LITTLE RIVER ELEMENTARY SCHOOL PROJECT NO. 00307100

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 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 Company
- 4 South Florida Construction Services, Inc.

The fifth firm, 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)

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School Operations
Construction
Construction
Maintenance Operations
Educational Facilities Compliance
Business Development & Assistance
A/E Selection, Negotiation & 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, staff assigned Halfacre Construction Company (Halfacre) to provide CM at-Risk services for Deferred Maintenance Package #29, Renovations, Maintenance and Repairs at Little River Elementary School, Project No. 00307100.

Negotiations with Halfacre have been successfully completed as follows:

Project Scope

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

- Site - New bus drop-off and overhead canopy, related walkways, protective bollards, striping, signage, lighting and site work. Replacement of pavement marking and wheel stops. New storm water drainage and sub-drainage system. Replacement of chain link fence and gate;
- Exterior/Roofing - Replacement of single ply roofing, asphalt bitumen surfaced areas with SBS modified bitumen mineral surface roofing. Replacement existing tile roofing with MDCPS approved roof tile;
- Exterior/Building Envelope - Replacement of aluminum inoperable louver/shading devices in existing aluminum windows, and related cutting, patching and painting. Replacement of steel doors in miscellaneous locations throughout the facility;
- Interior - Replacement of wood doors and frames, and related cutting, patching, painting, ADA compliance, hardware and required keying and security/access system into this building. Replacement of vinyl tile flooring in Building 04;
- Safety-to-Life - Replacement of emergency light battery packs in miscellaneous locations throughout the facility;
- Electrical - Replacement of intercom master station, intercom speakers in miscellaneous locations throughout the facility. Replacement of panel boards and electrical conduit, wiring, electrical receptacles in miscellaneous locations throughout the facility. Replace exterior walkway lights in miscellaneous locations throughout the facility;
- HVAC - Replacement of air handling units, refrigerant condensing units, evaporative condenser units, unit ventilators, exhaust fans in restrooms, roof exhaust fan in miscellaneous locations and related cutting, patching and painting; and
- Plumbing - Repair/replace 30-gal water heater. Replacement of existing lavatories in miscellaneous locations throughout the facility. Replacement of plumbing valve and associated deteriorating piping.

Based on the Final Scope Definition Program prepared by URS Corporation (dated May 15, 2006) the estimated cost of construction for this project is \$1,904,961.

Terms and Conditions

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

1. Halfacre 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 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 **\$30,000** for an estimated construction cost of \$1,904,961. This fee represents approximately 1.57% of the construction cost;
3. Costs for printing shall be reimbursed by the Board on a direct cost basis, per the terms and conditions of the Agreement;
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. Halfacre has agreed to the terms and conditions of the Agreement.

Project Fund

Fund: 0389, Object: 5680, Location: 3021, Program: 2109, Function: 7400

Prior Commissionings & Performance Evaluation

The Board has not commissioned Halfacre as CM at-Risk and/or for any continuing contracts within the last three years.

There is no current performance evaluation data available for this firm.

Principal

The Principal/Owner designated to be directly responsible to the Board for Halfacre Construction Company is John Cox. This firm is located at 7015 Professional Parkway East, Sarasota, Florida 34240.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of Halfacre Construction Company, as Construction Management at-Risk firm for Deferred Maintenance Package #29, Renovations, Maintenance and Repairs at Little River Elementary School, Project No. 00307100 under the following considerations:

- 1) A total lump sum fee of **\$30,000** 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