

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 #30, RENOVATIONS, MAINTENANCE AND REPAIRS AT MARTIN LUTHER KING ELEMENTARY SCHOOL PROJECT NO. 00260900**

**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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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 South Florida Construction Services, Inc. (SFCS) to provide CM at-Risk services for Deferred Maintenance Package #30, Renovations, Maintenance and Repairs at Martin Luther King Elementary, Project No. 00260900.**

Negotiations with SFCS have been successfully completed as follows:

### **Project Scope**

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

- Site - Provide storm drainage system. Replacement of asphalt paving, stripping and wheel stops in staff parking lot and construction of additional staff parking. Construction of a new parent drop-off. Remove existing fencing and provide new chain link fencing and gates. Provide a new P. E. Shelter and playground area. Provide landscaping and irrigation. Re-certification and verification of on-site backflow devices, Repair or replacement of school sign;
- Interior - Removal and replacement of interior partitions and sliding room dividers. Replacement of the entire suspended ceiling including light fixtures. Prime and paint all surfaces;
- Electrical - Replacement of exterior light poles and fixtures, exterior walkway lights, corridor lights and 2'x4' fluorescent lay-in fixtures. Provide Transient Voltage Surge suppression, new light switches, and duplex receptacles. Verify that all existing panels and devices are in compliance with the National Electrical Code;
- HVAC - Provide Direct Digital Controls. Provide heat load calculations if necessary. Provide new ceiling cabinet type exhaust fans to serve the existing toilets. Verify proper operation of the dampers and the ductwork;
- Asbestos - Coordination of this work with the M-DCPS Dept. of Asbestos Abatement is required;
- ADA Compliance - Provide door hardware, provide door clearance, handrails, toilet rooms, drinking fountains, accessible thresholds at doorways and cafeteria serving lines, counter heights are all to be in compliance with ADA requirements;
- Fire & Life Safety - Provide exit signs.

Based on the Final Scope Definition Program prepared by URS Corporation (dated February 17, 2006) the estimated cost of construction for this project is \$964,186.

## 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 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 **\$23,000** for an estimated construction cost of \$964,186. This fee represents approximately 2.38% of the construction cost;
3. Costs for printing shall be reimbursed by the Board on a direct cost basis, per the terms and condition 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. SFCS has agreed to the terms and conditions of the Agreement.

## **Project Fund**

Fund: 0398, Object: 5680, Location: 2761, Program: 1512, Function: 7400

## **Prior Commissionings & Performance Evaluation**

The Board has commissioned SFCS as CM at-Risk for the following projects and/or continuing contracts within the last three years:

- CM at-Risk for Deferred Maintenance Package #26, General Repairs and Rehabilitation at Biscayne Gardens Elementary, Project No. A01023  
Date Commissioned: June 14, 2006.

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 #30, Renovations, Maintenance and Repairs at Martin Luther King Elementary School, Project No. 00260900 under the following considerations:

- 1) A total lump sum fee of \$23,000 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