

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF SUFFOLK CONSTRUCTION COMPANY, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR NEW STATE SCHOOL "W-1" (TO RELIEVE DANTE B. FASCELL AND DR. BOWMAN FOSTER ASHE ELEMENTARY SCHOOLS), A RE-USE OF THE ELEMENTARY SCHOOL PROTOTYPE PROJECT NO. A01032**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**Introduction**

Staff completed the selection process for a second group of 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. These additional firms were solicited for **Category "A"** to provide pre-construction services for projects with construction values greater than \$15 million.

Of the five additional (5) firms that applied for this category, the firm of G.T. McDonald Enterprises, Inc., was evaluated and assigned to the Category "C" projects. The following firms were interviewed and ranked by the Selection Committee on March 17, 2006 as follows:

- 1 Suffolk Construction Company, Inc.
- 2 MCM Corp.
- 3 Pavarini Construction Company
- 4 Bovis Lend Lease

The Selection Committee was comprised of the following individuals:

**Committee Member**

**Representing**

Dr. Bhagwan Gupta, Office of School Facilities	Office of the Superintendent
Dr. Steven Gallon III, Office of School Operations	School Operations
Michael Krtausch, Reg II, Cap. Improvements	Construction
Eduardo Lopez, Reg IV, Cap. Improvements	Construction
Larry Freeland, Reg I, Cap. Improvements	Maintenance
Lewis Cooper, Education Facilities Compliance	Educational Facilities Compliance
Dennis Caserta, Business Development	Business Development & Assistance
Alberto Destrade, A/E Selection (non-voting)	A/E Selection, Negotiations & Design Mgt.

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.

**On August 17, 2005 the Board commissioned Suffolk Construction Company, Inc., (Suffolk) as CM at-Risk firm for the new elementary school prototypes. This commissioning included pre-negotiated fees for pre-construction services at additional sites.**

**State School "W-1" has been advanced by approximately one year, from May 2009 to April 2008 substantial completion with occupancy by August 2008. Therefore, to meet this aggressive schedule, and based on the above criteria, staff assigned Suffolk to provide CM at-Risk services for State School "W-1" (a re-use of the new elementary school prototype).**

Negotiations with Suffolk have been successfully completed as follows:

### **Project Scope**

The new State School "W-1", to be located on a 10 acre site at Southwest 45 Street and 162 Avenue, will be a re-use of the Prototype Elementary School State School "A-1" with a design capacity of 826 student stations (expandable to 1239 student stations in the future). The prototype consists of one two-story building for the Administrative Suite (first floor)/Media Center (second floor), one one-story building for Cafetorium/Food Service, Music and Art Labs, two two-story classroom buildings (three for the future expansion), P.E. Shelter, hardcourts, playfields, parent and bus drop-offs, covered walkways and all the ancillary spaces required by MDCPS Design Criteria, Department of Education (DOE), and all applicable Codes. Based on the pre-programming package prepared by staff, the estimated construction cost for this project is a total of \$28.3 million; \$21 million for the building and normal on-site/off-site work and \$7.3 million for extraordinary on-site and off-site conditions (wetlands mitigation, de-mucking and fill requirements, lake expansion, roadway improvements, etc.). Pre-construction services are not required for the extraordinary on-site and off-site conditions.

### **Terms and Conditions**

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

1. Suffolk agrees to provide the requisite pre-construction services for this prototype re-use, 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 and off-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 prototype project.

- Coordinate with District staff and Architect/Engineer of Record to ensure that all the necessary on-site and off-site testing, permitting applications and regulatory agency reviews are accomplished for building and normal on-site/off-site work.
  - 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 re-use fee for pre-construction services is **\$64,000**. This fee represents approximately .30% of the \$ 21 million estimated 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 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 its pre-construction services, the CM at-Risk firm shall submit a Guaranteed Maximum Price (GMP) to execute the project. The CM at-Risk firm may be required to submit a GMP at 50% completion of construction documents or at any point thereafter. If accepted, staff will submit the negotiated GMP for Board approval; and
  7. Suffolk has agreed to the time sensitive schedule and the terms and conditions of the contract.

### **Project Fund**

Fund: 0031, Object: 5630, Location: 0211, Program: 0861, Function: 7400

### **Prior Commissioning and Performance Evaluation**

The Board has commissioned Suffolk for the following projects and/or continuing contracts within the last three years:

- CM at-Risk for Pre-Construction Services for New State School E-1 (To Relieve North Miami, Biscayne Gardens, and Oak Grove Elementary Schools, and to Replace North Miami Middle School) A Re-Use of the K-8 Prototype, Project No. 0025000  
Estimated Construction Cost: \$30 million  
Commissioned: May 10, 2006

- CM at-Risk for Pre-Construction Services for three Prototype Projects as follows: State School U-1, Project No. A0820, State School "V-1", Project No. A0823 and State School A-1, Project No. A01125  
Estimated Total Construction Cost: \$55 million  
Commissioned: August 17, 2005
- CM at-Risk for Pre-Construction Services at North Miami Senior High Replacement School (State School "BBB1"), Project No. A01015  
Estimated Construction Cost: \$55,279,000  
Commissioned: May 18, 2005
- CM at-Risk for Pre-Construction Services at Miami Beach Senior High for Additions, Remodeling, Renovations and Replacement Project, Project Nos. A0795 & A0795A  
Estimated Construction Cost: \$44,000,000  
Commissioned: April 13, 2005
- CM at-Risk for Pre-Construction Services at Howard D. McMillan Middle for Addition, Project No. A0739  
Estimated Construction Cost: \$4,426,272  
Commissioned: March 12, 2003

The most recent overall performance evaluation score issued by staff to Suffolk was for the quarter ending September 2005. Based on a performance scale of 1-5, the firm received a score of 3.82.

### Principal

The Principal/Owner directly responsible to the Board for Suffolk is Rex B. Kirby. The office is located at 80 S.W. 8 Street, Suite 2710, Miami, Florida 33130.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission Suffolk Construction Company, Inc., as Construction Management at-Risk firm for New State School "W-1" (to relieve Dante B. Fascell and Dr. Bowman Foster Ashe Elementary Schools) a re-use of the Elementary School Prototype, Project No. A01032, as follows:

- 1) A total lump sum re-use fee of \$64,000 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 this agenda item.

NAD:CC:cc