

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF MCM CORP. AS CONSTRUCTION
MANAGEMENT AT-RISK FIRM FOR RUTH K. BROAD/BAY
HARBOR ELEMENTARY K-8 CONVERSION
PROJECT NO. 00223100**

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 firms were solicited for **Category "A"** to provide pre-construction services for projects with construction values greater than \$15 million.

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

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

The Selection Committee was comprised of the following individuals:

<u>Committee Member</u>	<u>Representing</u>
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 (non-voting), A/E Selection	A/E Selection, Negotiations & Des. Mngt.

Assignments of projects are based on alignment of projects construction values with each firm's capabilities, pre-qualification certificate amounts and scheduling of each project.

Based on the above criteria, staff assigned the second-ranked firm, MCM Corp. (MCM) for Ruth K. Broad/Bay Harbor Elementary K-8 Conversion, Project No. 00223100. In addition, it is in the best interest of the District to assign MCM Corp. to this project because they built the original Ruth K. Board/Bay Harbor Elementary School. Therefore, MCM Corp. is intimately familiar with the project site, existing conditions and the requirements for coordination with the local municipalities.

Negotiations with MCM have been successfully completed as follows:

Project Scope

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

A new approximately 500 student station addition at Ruth K. Broad/Bay Harbor Elementary to house grades 6 to 8 in order to convert the facility to a K-8 which will ultimately house a total of approximately 1,100 student stations. This addition will be constructed as a two-story 24 pack modular structure with all related spaces, covered area, PE shelter, all on and off-site utilities, new mechanical building and electrical upgrades for the entire facility, playfields, basketball courts, service drives and drop-offs. This will be a phased project including demolition of existing playground, one tennis court, hard courts, parking lot, chiller plant, and parking (and may also include demolition of an existing concrete spill-out shelter canopy). In addition to the new classroom building, two alternates will be bid; one for a new satellite serving kitchen/dining room and the other for a music suite. Parking is not included in this project. Substantial parking requirements and potential street closure are contingent upon agreement with Town of Bay Harbor Islands.

Each phase may include one or more pull-out packages, such as a demo package, site clearing and/or piles/foundation package. The existing school campus operations must be maintained during the construction phases and therefore extensive coordination/cooperation with the CM at-Risk contractor, consultants, school administrators and district offices will be required.

Actual construction must commence no later than March 2007 with a construction duration of 14 months in order to meet the 2008 school opening deadline.

Based on the Phase I estimate prepared by Wolfberg Alvarez & Partners, Project Architect/Engineer (under the Modular Program), the estimated cost of construction for this project is \$8.8 million (\$11 million including the two alternates).

Terms and Conditions

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

1. MCM 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 lump sum fee for pre-construction services is **\$85,000** for an estimated construction cost of approximately \$11 million not including Ground Penetration Radar (GPR) services. CM-requested GPR services shall be arranged and paid for by the Board. This fee represents approximately 0.772% of the 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 Guaranteed Maximum Price (GMP) proposals for the construction project. If accepted, staff will submit the negotiated GMP proposal(s) for Board approval; and
7. MCM Corp. has agreed to all the terms and conditions of the contract, the aggressive schedule and will commence services upon commissioning by the Board.

Project Funding

Fund: 0331 Object: 5630 Location: 0241 Program: 1836 Function: 7400

Prior Commissionings & Performance Evaluation

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

- CM at-Risk for Pre-Construction Services for State School "BB-1" (Relief School For Ruth K. Broad/Bay Harbor Elementary And Highland Oaks Middle Schools), in the City of Sunny Isles Beach, Project No. A01112
Estimated Construction Cost: \$33,000,000
Commissioned: June 14, 2006

The most recent overall performance evaluation score issued to MCM Corp. was for the quarter ending June 30, 2006. Base on a performance scale of 1-5, the firm received a score of 3.81.

Principal

The Principal/Owner designated to be directly responsible to the Board for MCM Corp., is Jorge Munilla. This firm is located at 6201 S.W. 70th Street, Miami, Florida 33143.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of MCM Corp., as Construction Management at-Risk firm for Ruth K. Broad/Bay Harbor Elementary K-8 Conversion, Project No. 00223100, for the following considerations:

- 1) A total lump sum fee of \$85,000 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