

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF SKANSKA USA BUILDING, INC., AS
CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR NEW
ADDITIONS, RENOVATIONS AND HISTORICAL RESTORATION
AT MIAMI SENIOR HIGH SCHOOL
PROJECT NO. 00176800**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

Staff has completed the selection process for Construction Management (CM) at-Risk firms for New Additions, Renovations and Historical Restoration at Miami Senior High.

Four (4) firms applied for this project, and were interviewed by the Selection Committee on October 6, 2006. The firms were ranked as follows:

- 1 Skanska USA Building, Inc.
- 2 Pirtle Construction Company
- 3 Coastal Construction Company
- 4 Centex Construction, LLC.

The Selection Committee was comprised of the following individuals:

<u>Committee Member</u>	<u>Representing</u>
Cliff Stein, Office of School Facilities	Office of the Superintendent
Jorge L. Garcia, School Operations, Reg. IV	School Operations
Victor Alonso, Office of School Facilities	Construction
Humberto Cabanas, Cap. Improvements, Reg. IV	Construction
Marvin Chapman, Maintenance	Maintenance
Brad Powell, Educational Facilities Compliance	Educational Facilities Compliance
Darrlyn Choate, Business Development	Business Development and Assistance
Nelly Fuentes-Lacayo (non-voting), Compl. Audits	Office of Management & Compliance Audits
Carlton Crawl (non-voting), A/E Selection	A/E Selection, Negotiations & Design Mngt

Given the results of the Selection Committee interviews, staff negotiated with the top-ranked firm, Skanska USA Building, Inc. (Skanska) in association with MCM Corp. to provide pre-construction services for New Additions, Renovations and Historical Restoration at Miami Senior High project.

Negotiations with Skanska have been successfully completed as follows:

Project Scope

The scope includes, but is not limited to, construction of additions to house 900 new student stations, major historical restoration/rehabilitation, remodeling, renovations, repairs, all on-site and off-site work, and demolition at the existing fully-operational school campus, as follows:

Phase 1A

Demolition/relocation of portables, demolition of driver's education range, new three-level parking garage (approx. 59,500 s.f.) and automotive vocational building (approx. 4,100 s.f.), set-up of construction staging areas, site utilities relocation, new central plant building, non-historical building relocation of functions, selective demolition and on and off-site work. Structural repairs and roof repairs may be performed as separate "pull-out" packages.

Phase 1B

Continuation of new central plant building, new three-story classroom building (approx. 107,400 s.f., attached to the new central plant), two new two-story classroom buildings (approx. 46,000 s.f.) at north parcel including two new parking lots, remodeling of the existing science wing into PE complex, new chillers/utilities, demolition of the chiller building and peripheral new bus and parent drop-offs, site work/landscaping related to new buildings. This phase will involve relocation of students into the new buildings.

Phase 2A

Historical rehabilitation of the gym, East wing, West wing and peripheral site work/landscaping related to the existing buildings, and re-surfacing of the West parking lot.

Phase 2B

Historical rehabilitation of the SW two-story section, Auditorium, two-story South classroom building, SE two-story, NE three-story, North Center building and NW three-story buildings; adjacent site work in sequence, landscaping of the new entry plaza, new hard courts (across gym), and all peripheral on-site and off-site work/landscaping.

Due to the complex nature of this project, each phase may include one or more "pull-out" packages. Existing school campus operations must be maintained during the construction phases and extensive coordination/cooperation with the A/E of Record, consultants, school administrators and district offices will be required.

The CM At-Risk firm will be required to submit at least two Guaranteed Maximum Price (GMP) proposals at 50% completion of construction documents, for Phases 1A/1B, and a second GMP for Phases 2A/2B or at any point thereafter, to execute this project. Additional GMPs will be required for pull-out packages. If accepted by staff, the negotiated GMPs will be submitted to the Board for approval.

Terms and Conditions

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

1. Skanska 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 **\$540,000** for an estimated construction cost of approximately \$93 million (plus \$2.8 million for structural repairs and \$3.8 million for roofing repairs performed as “pull-out packages”). Included in this fee is the cost of all Ground Penetrating Radar (GPR) services. This fee represents approximately .54% of the \$99.6 million 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(s) (GMPs) for the construction project. If accepted, staff will submit the negotiated GMP for Board approval; and
7. Skanska has agreed to the schedule and the terms and conditions of the contract and will commence services upon Board commissioning.

Project Fund

Fund: 0330 Object: 5630 Location: 7461 Program: 2672 Function: 7400

Prior Commissionings & Performance Evaluation

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

- CM at-Risk for Pre-Construction Services for Miami Central Senior, Phases II, III and IV Project No. A01013.
Estimated Construction Cost: 35.8 million
Commissioned: May 10, 2006
- CM at-Risk for Pre-Construction Services for Holmes Elementary, Project No. 00223400.
Estimated Construction Cost: 9.5 million
Commissioned: March 15, 2006
- CM at-Risk for Pre-Construction Services for Miami Central Senior, Phase I, Project No. A01098.
Estimated Construction Cost: 19.5 million
Commissioned: December 14, 2005

The most recent overall performance evaluation score issued by staff to Skanska was for the quarter ending June 30, 2006. Based on a performance scale of 1-5, Skanska received a score of 4.35.

Principal

Skanska is a wholly-owned subsidiary of Skanska AB (a publicly traded company based in Sweden). The firm has four offices in Florida, with its local office being located at 1815 Griffin Road, Suite 204, Dania Beach, Florida 33004. The principal to be directly responsible to the Board for Skanska is John Cammack, General Manager of its Florida Division.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of Skanska USA Building, Inc., as Construction Management at-Risk firm for New Additions, Renovations and Historical Restoration at Miami Senior High School, Project No. A00176800, as follows:

- 1) A total lump sum fee of \$540,000 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