

Office of School Facilities
Jaime G. Torrens, Temporary Chief Facilities Officer

SUBJECT: COMMISSIONING OF MAGNUM CONSTRUCTION MANAGEMENT, CORP. (MCM) AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR A MAJOR PAINT AT JOSE DE DIEGO MIDDLE SCHOOL PROJECT NO. 00155400

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Introduction

In March 2006, staff completed the selection process for a second group of Construction Management (CM) at-Risk firms for the Facilities Work Program (through FY 08 -09). Firms were solicited for Category "A" projects to provide pre-construction services for projects with construction values greater than \$15 million.

Five firms applied and were evaluated for this category. One of the firms was assigned to the Category "C" projects. The following firms were then interviewed and ranked by a Selection Committee:

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

Project Assignment

The referenced CM at-Risk firms are assigned projects based on the alignment of construction values with each firm's capabilities, pre-qualification certificate amounts, workload, performance, and scheduling of each project. Based on this criteria, staff recommends commissioning of MCM Corp. (MCM) for a Major Paint at Jose de Diego Middle School, Project No. 00155400. MCM built the original Jose de Diego Middle School and is intimately familiar with the project site and the existing conditions. Therefore, it is in the best interest of the District to assign this firm to this project.

Consideration and approval of this item are contingent upon approval by the Board of the proposed settlement of the water intrusion litigation recommended under separate Board Item (G-6 on this agenda). This commissioning recommendation is an integral part of that settlement of the water intrusion litigation related to this facility.

Negotiations with MCM have been successfully completed as follows:

Project Scope

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

Major paint project at Jose de Diego Middle in compliance with the Florida Building Code, State Requirements for Educational Facilities (SREF), M-DCPS Design Criteria, Major Paint Guidelines and other applicable specification items. The work is inclusive of drywall, plaster, masonry, concrete and baseboard surface preparation and repair where necessary to match the existing condition. Caulking and painting of interior walls, ceilings, doors and frames, windows and any trim work will be performed where required.

The exterior will be pressure washed and all necessary stucco repairs, caulking, re-sealing of expansion joints and roof repair will be included. Caulking, stucco repair and painting of the parapet wall and walkways, all exposed piping and miscellaneous metals around the site will be performed.

The major paint will be performed from June 1, 2007 thru September 30, 2007 with the interior and all occupied areas completed before the August 2007 school opening. The existing school campus operations must be maintained during the construction phases and therefore extensive coordination/cooperation between the CM at-Risk contractor, subcontractors, school administrators and district offices will be required.

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, 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 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 at no cost to the District for the major paint project. This is an integral part of the settlement of the water intrusion litigation related to this facility as previously stated in the project scope;

3. The agreement provides for termination by the Board prior to the GMP, with or without cause, upon written notice to the CM at-Risk firm; whereas the CM at-Risk firm may terminate the agreement, with specific cause only, upon written notice to the Board in accordance with the terms of the Agreement;
4. 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;
5. The negotiated Guaranteed Maximum Price (GMP) proposal for the construction project will be presented under a separate Board item for approval by the Board. If accepted, staff will submit the negotiated GMP proposal(s) for Board approval; and
6. MCM has agreed to all the terms and conditions of the contract, the aggressive schedule and will commence services upon commissioning by the Board.

Prior Commissionings & Performance Evaluation

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

- Construction Management at-Risk firm for Ruth K. Broad/Bay Harbor Elementary K-8 Conversion, Project No. 00223100,
Estimated Construction Cost: \$11,000,000
Commissioned: November 21, 2006
- 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 was for the year 2006. Base on a performance scale of 1-5, the firm received a score of 3.75.

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 a Major Paint at Jose de Diego Middle School, Project No. 00155400, for the following considerations:

- 1) At no cost to the District for pre-construction services; and
- 2) The project scope and the Terms and Conditions, Items 1 through 6, as set forth in the body of the agenda item.

NAD:CC:cc