

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

**SUBJECT:                COMMISSIONING OF COASTAL CONSTRUCTION COMPANY AS  
CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR THE  
PARTIAL REPLACEMENT AT NORTH DADE MIDDLE SCHOOL  
AND NORTH DADE CENTER FOR MODERN LANGUAGES  
ELEMENTARY SCHOOL, PROJECT NO. 00700800**

**COMMITTEE:                                FACILITIES AND CONSTRUCTION REFORM**

**LINK TO  
STRATEGIC FRAMEWORK:        FINANCIAL EFFICIENCY/STABILITY**

Introduction

In June 2010, a solicitation was published to competitively select a Construction Management at-Risk (CM at-Risk) firm to provide pre-construction services for Partial Replacement of North Dade Middle School and North Dade Center for Modern Languages located at 1840 NW 157 Street, Opa-Locka, Florida. Fifteen firms applied and of those six were shortlisted. One firm elected not to participate in the interview process. On August 16, 2010 the remaining five firms made presentations, were interviewed and subsequently ranked by the A/E Selection Committee as follows:

1. Coastal Construction of Monroe, Inc. d/b/a Coastal Construction Company
2. Pirtle Construction Company
3. The Weitz Company
4. Pavarini Construction Company, Inc.
5. Vetia Padron, Incorporated

The Selection Committee was comprised of the following individuals:

<u>Committee Member</u>	<u>Representing</u>
Carlos Dougnac, College Architect, MDC	Office of the Superintendent
James Barker, Assistant Principal	School Operations (Region I)
Erik Laventure, Executive Director	School Facilities - Construction
Don Bailey, Project Manager	School Facilities - Construction
Francis Hoar, Administrative Director	School Facilities - Maintenance
Harry Munoz, Building Official	Educational Facilities Code Compliance
Patricia Freeman, Director	Div. of Business Development and Assistance
Octavio Suarez, Analyst III (non-voting)	A/E Selection & Negotiations

Negotiations with Coastal Construction Company have been successfully concluded and the firm has agreed to provide full CM at-Risk services as follows:

## PROJECT SCOPE

This will be a partial replacement project that includes, but is not limited to, the following:

- **NEW CONSTRUCTION** - A new middle school classroom building (approx. 58,900 sq ft) with related support spaces to house approximately 535 student stations. A new elementary school classroom building (approx. 36,170 sq ft) with related support spaces to house approximately 436 student stations. New administration building with related support spaces, cafeteria building and spill-out dining patio, media center, covered walkways, P.E. Shelter, hardcourts, primary play area, parking and drop-offs (bus & parent) and all related on/off site work. The new buildings shall be constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system.
- **RENOVATIONS/REMODELING** – Selective deficiency corrections include replacement of Main Electrical room (to accommodate new loads and existing loads), a portion of the on-site water main, resurfacing of the Basketball Court & replacement of basketball standards, partial PA/FA systems and covered walkway (structural repairs/replacement). Major interior & exterior paint and various renovations throughout the campus to create a cohesive joint-use campus for the two schools.
- **ALTERNATES** - Alternates include renovations to the Gymnasium (window replacement, renovation/remolding of the toilet rooms & showers, finishes, plumbing, electrical, lighting, & HVAC), and Auditorium (electrical and plumbing of the building and upgrade of the toilet rooms).

The timeline for this project will be very aggressive in order to achieve occupancy for the 2012-13 school year. The campus will not be occupied during construction, however, diligent and focused coordination/cooperation with the A/E of Record, consultants, school administrators, district offices and the community will be required throughout the process.

Construction Budget \$15,000,000

## Terms and Conditions

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

1. Coastal Construction Company 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 per task for pre-construction services is \$105,000.
  3. This fee represents approximately 0.70% of the estimated construction cost of \$15 million;

PRE-CONSTRUCTION SERVICES	FEE
1. Design Review, Constructability, Value Engineering	\$30,000
2. Review of Existing Conditions (fees includes cost for all Ground Penetration Radar Services)	\$14,000
3. Cost Estimating / Cost Controls	\$34,720
4. Scheduling	\$6,991
5. Bidding	\$19,289
<b>TOTAL PRE-CONSTRUCTUIN SERVICES FEE:</b>	<b>\$105,000</b>

4. To the extent possible, printing of the project manuals will be accomplished using in-house resources. Cost of other printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated in the CM Agreement;
5. The agreement provides for termination by the Board, with or without cause, upon written notice to the CM at-Risk firm; whereas the CM at-Risk firm may terminate the agreement, with cause only, upon seven (7) days written notice to the Board per conditions stipulated in the CM 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. Coastal Construction Company has agreed to the terms and conditions of the agreement and will commence services upon commissioning by the Board.

Project Funding

Fund: 385000; Object: 563000; Location: 1659100; Program: 25050000; Function: 740000

## Prior Commissionings, Guaranteed Maximum Price (GMP) Approvals & Performance Evaluation

1. The Board has commissioned Coastal Construction Company for the following projects and/or continuing contracts within the last three years:
  - CM at-Risk Firm for Miscellaneous projects up to \$1,000,000 at Various Sites as provided in the Facilities Work Program  
Board Commissioning: November 20, 2007
  - CM at-Risk Firm for Miscellaneous projects (2<sup>nd</sup> Option year) up to \$1,000,000 at Various Sites as provided in the Facilities Work Program  
Board Commissioning: November 18, 2008
  - CM at-Risk Firm for Miscellaneous projects (3<sup>rd</sup> Option year) up to \$1,000,000 at Various Sites as provided in the Facilities Work Program  
Board Commissioning: February 10, 2010
  
2. The Board has approved GMPs to Coastal Construction Company for the following projects within the last three years:
  - Modular Addition at Southwood Middle School, Project No. A01135  
16301 SW 80 Ave, Miami, Florida  
Board GMP approval: December 19, 2007  
GMP amount: \$11,474,861 (including contingency)
  - Miami Carol City Senior High School Replacement (State School "LLL") - Phases B & C, Project No. A01018  
3422 NW 187 Street, Opa-Locka, Florida  
Board GMP approval: July 15, 2008  
GMP amount: \$79,498,968 (including contingency)
  - Modular Addition at Southside Elementary (relief for Coral Way and Silver Bluff Elementary Schools), Project No. 00253900  
45 SW 13 Street, Miami, Florida  
Board GMP approval: July 15, 2008  
GMP amount: \$16,170,000 (including contingency)
  
3. The most recent overall performance evaluation score issued by staff to Coastal Construction Company was for the quarter ending December 31, 2009. Based on a performance scale of 1-5, the firm received a score of 4.07.

## Principals

The Principal/Owner designated to be directly responsible to the Board for Coastal Construction Company, is Daniel D. Whiteman. This firm is located at 5959 Blue Lagoon Drive, Suite 200, Miami, Florida 33126.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission the firm of Coastal Construction of Monroe, Inc. d/b/a Coastal Construction Company as Construction Management at-Risk firm for the Partial Replacement at North Dade Middle School and North Dade Center for Modern Languages Elementary School, Project No. 00700800, for the following considerations:

- 1) A total fee of \$105,000 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.

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