

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

**SUBJECT: COMMISSIONING OF MUNILLA CONSTRUCTION MANAGEMENT, LLC (d/b/a MCM), AS THE CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR MIAMI CENTRAL SENIOR (SECTOR IV), PROJECT NO. A01013(03)**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

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

Introduction

In September 2010, a solicitation was published to competitively select a Construction Management at-Risk (CMR) firm to provide pre-construction services for Miami Central Senior (Sector IV). Ten firms applied and of those, eight were shortlisted. On November 15<sup>th</sup> & 16<sup>th</sup>, 2010, seven firms were interviewed (James B. Pirtle Construction Company, Inc., withdrew from the interview process) and subsequently ranked by the Selection Committee as follows:

1. Munilla Construction Management, LLC (d/b/a MCM)
2. Coastal Construction Company
3. The Weitz Company, Incorporated
4. Betancourt Castellon Associates
5. Suffolk Construction Company, Inc.
6. Pavarini Construction Company (SE), Inc.
7. Turner Construction Company, Inc

The Selection Committee was comprised of the following individuals:

Committee Members

Representing

Dr. Harold Clarke, VP, FMU  
Marcus Miller, AP, Miami Central Senior  
Erick Laventure, Executive Director  
Don Bailey, Project Manager  
Francis Hoar, Administrative Director  
Jorge Dorrbecker, Mechanical Engineer  
Patricia Freeman, Director  
Ed Ford, Analyst III (non-voting)

Office of the Superintendent  
Office of Educational Transformation  
School Facilities - Construction - Region I  
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School Facilities - Maintenance  
Educational Facilities Code Compliance  
Business Development and Assistance  
A/E Selection & Negotiations

Negotiations with MCM have been successfully concluded and the firm has agreed to provide CMR pre-construction services as follows:

### Project Scope

Sector IV is the final component of a multi-phased school replacement project. This sector includes, but is not limited to, the following:

a. Additions and renovations:

Phase I A new two-story classroom building with music, band, ESE and vocational program spaces (approx. 80,000 sq. ft.);

Phase II Renovations and upgrades to the Science building;  
Renovations and addition to the Auditorium building; and  
Demolition of Carter Hall building.

b. Site Improvements:

New parking lots, new parent and student bus drop-offs, major utility modifications and all other related on-site and off-site improvements.

### Project Schedule

The timeline for this project will be very aggressive in order to achieve occupancy during the 2011-12 school year. The schedule duration from GMP Award to Substantial Completion of Phase I is 290 days. The schedule duration from GMP Award to Substantial Completion of Phase II is 470 days.

Construction Budget            \$20,570,000

### 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 Architect/Engineer of Record, 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 a 100% complete Phase III cost estimate of the design documents.
  - Coordinate with District staff and Architect/Engineer of Record to ensure that all 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.

- The negotiated lump sum fee for pre-construction services is \$0. In consideration for entering into this Agreement, the CM agrees that any and all costs and fees (with the exclusion of Ground Penetrating Radar services at cost) incurred by the CM associated with the CM's performance of all pre-construction services set forth in this agreement shall be borne solely by the CM.

<b>PRE-CONSTRUCTION SERVICES</b>	<b>FEE</b>
1. Design Review, Constructability, Value Engineering	\$0
2. Review of Existing Conditions (Ground Penetration Radar Services at cost)	\$0
3. Cost Estimating / Cost Controls	\$0
4. Scheduling	\$0
5. Bidding	\$0
<b>TOTAL PRE-CONSTRUCTION SERVICES LUMP SUM FEE:</b>	<b>\$0</b>

- 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;
- The agreement provides for termination by the Board, with or without cause, upon written notice to the CM firm; whereas the CM firm may terminate the agreement, with cause only, upon seven (7) days written notice to the Board per conditions stipulated in the CM Agreement;
- Upon completion of the pre-construction services, the CM firm shall negotiate a Guaranteed Maximum Price (GMP) for the construction project. This project must comply with all requirements to the Davis-Bacon Act during construction. If accepted, staff will submit the negotiated GMP for Board approval; and
- MCM has agreed to all terms and conditions of the agreement, and also agrees they are fully responsible for all required preconstruction services and will commence services upon commissioning by the Board.

#### Project Funding

Fund: 386000; Obj.: 563000; Loc: 1725100; Prog: 26420000; Funct: 740000; Proj: A0101303

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

- The Board has awarded the following project(s) to MCM within the last three years:

Miami Senior High School - Additions, Renovations and Restoration, PN 00176800  
 Board Award: October 7, 2009  
 Award amount: \$49,800,000

2. The most recent overall performance evaluation score issued by staff to MCM was for the first quarter of 2010. Based on a performance scale of 1-5 (with 5 being the highest), the firm received a score of 4.50.

Principal

The Principal/Owner designated to be directly responsible to the Board for MCM is Jorge Munilla. This firm is located at 6201 SW 70<sup>th</sup> Street, Miami, FL 33143.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission Munilla Construction Management, LLC (d/b/a MCM), as the Construction Management at-Risk firm for Miami Central Senior (Sector IV), Project No. A01013(03), for the following considerations:

- 1) a total fee of \$0 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 this agenda item.

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