

Facilities Operations, Maintenance and Planning
 Ana Rijo-Conde, Interim Assistant Superintendent

SUBJECT: CONSTRUCTION DELIVERY METHOD PROTOCOL

COMMITTEE: FACILITIES MANAGEMENT

Background

At its June 18, 2003 meeting the School Board (Board) approved a series of recommendations aimed at addressing the thirty-two (32) initiatives proposed by the Miami-Dade Land Acquisition and Facilities Maintenance Operations Advisory Board (Advisory Board); twenty-three (23) of these dealt specifically with proposed improvements in the area of school construction, particularly as it pertains to time, cost and quality issues. One of the Advisory Board's recommended initiatives, was that all construction projects over \$2M be built through the Design/Build (D/B) method. District staff's recommendation was that rather than basing the construction delivery method on a dollar threshold, the decision be based on specific protocol. The Board endorsed this recommendation and pursuant to discussion at the meeting with Advisory Board member, Mr. Edward London, requested that such protocol be brought back to the Board for consideration in August.

Additional Information

The School District first started using D/B in 1995 on a consistent basis. Since then, eighty-four (84) projects have been awarded through that delivery method, exclusive of the three projects recommended for award at the August 20, 2003 meeting, totaling approximately \$41M. These projects have included new schools and/or additions, as well as renovations, including fire safety. Based on experience over time, the consensus among District staff is that D/B tends to be very cost and time effective for stand-alone new facilities, including additions, where site conditions and level of complexity are fairly standard, and packaged like projects with time constraints (e.g. fire safety). The comparative matrix below, illustrates general pros and cons associated with the D/B, CM @ Risk, and Conventional delivery methods, as it relates to specific elements of construction.

ELEMENTS	CM @ RISK	D/B	CONVENTIONAL
Complexity	+	-	N
New stand-alone	N	+	N
New additions	N	+	-
Time	-	+	N
Phasing Required	+	N	-
Reuse	-	N*	+
Off-site complications	+	-	N
Reduced Claims	+	N	-

* D/B could also be used for reuse projects, for which there is a prototypical Design Criteria Package (DCP) and Phase I schematic in place

Key: + Positive element
 N Neutral element
 - Negative element

Based on the above comparison, and cumulative experience over time, it is staff's recommendation that irrespective of dollar value, all new projects, which would include new schools, additions, combination projects (i.e. addition(s) and renovations), and packaged like projects, (e.g. fire safety, ADA compliance and roofing), where time is a critical element, be awarded through D/B, unless the project is a prototype reuse that has been formatted for award as a Conventional bid project. Additionally, to preserve some degree of flexibility in those instances where exceptional circumstances may warrant a different approach, it is further recommended that the request for deviation from the protocol be forwarded for review and action to the School Site Planning and Construction Committee.

This protocol has been reviewed and endorsed by Advisory Board member London.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent of Schools to approve a construction delivery method protocol as described above.

ARC:aj