

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

SUBJECT: REQUEST FOR AUTHORIZATION TO:

- 1) CANCEL THE REQUEST FOR QUALIFICATIONS (RFQ) FOR ONE (1) OR MORE CONSTRUCTION MANAGEMENT AT-RISK FIRM(S) FOR NEW ADDITIONS, RENOVATIONS & HISTORICAL RESTORATION AT MIAMI SENIOR HIGH, PROJECT NO. 00176800, DUE TO SCOPE CHANGES; AND**
- 2) RE-ADVERTISE THE RFQ FOR CONSTRUCTION MANAGEMENT AT-RISK FIRM(S) FOR NEW ADDITIONS & LIMITED RENOVATIONS AT MIAMI SENIOR HIGH, PROJECT NO. 00176800**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

**LINK TO
STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES**

Project History

In June 2006, a Request for Qualifications (RFQ) was issued for one or more Construction Management (CM) at-Risk firm(s) to provide construction management at-risk services for New Additions, Renovations and Historical Restoration at Miami Senior High School, a four-phase project, with an estimated construction cost of \$93 million.

On January 17, 2007, the Board commissioned Skanska USA Building, Inc. (Skanska) to provide CM at-Risk pre-construction services for this project. Skanska completed their pre-construction services, and subsequently submitted a Guaranteed Maximum Price (GMP) proposal. After numerous negotiation sessions, the GMP negotiations between MDCPS and Skanska were unsuccessful.

Recent budget re-alignments and modifications have impacted the project Scope, resulting in a substantially reduced program for this facility. The revised construction budget is now \$50 million.

In order to move the project forward, staff recommends that the June 2006 RFQ be cancelled, and the project be re-advertised to reflect the revised scope and the associated revised construction cost budget. This item is contingent upon Board approval of Item F-23 to terminate Skanska.

REPLACEMENT

F- 24

Revised Project Scope

The project scope includes, but is not limited to, new construction, limited remodeling, renovations, repairs and demolition at the existing, fully-operating school campus, as follows:

New three-story classroom /central power plant building (approx. 100,000 sf), two new two-story classroom buildings (approx. 56,000 sf) at north parcel including two new parking lots. New three-level parking garage (approx. 94,424 sf), remodeling of Building 05 into an automotive vocational area, renovation of the East wing only (Building 02 - cafeteria and limited media center work), modifications to the West parking lot, new entry plaza, new hardcourts, new drop-offs and all on-site and off-site improvements and landscaping. Demolition of the existing chiller building, portables, selective buildings and driver's ed range.

Due to the complex nature, this project may include phases, pull-out packages and alternates. 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.

Construction Cost Budget: \$50 million

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

Revised Proposed Project Implementation Schedule:

Re-Advertisement.....(NEW AD) October 20 – November 3, 2008
Pre-Proposal Conference November 6, 2008
Proposal Submittal Deadline November 20, 2008
Evaluations December 15, 2008
Interviews January 7-8, 2009
Pre-negotiations January 13, 2009
Negotiations..... January 21-23, 2009
Commissioning of CM at-risk firm..... February 11, 2009

Revised Construction Duration

GMP Award May 2009
Construction (24 months) - Approx. 730 Calendar Days
Substantial Completion..... May 2011

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the following:

- 1) cancel the Request for Qualifications for one (1) or more Construction Management at-Risk firm(s) for New Additions, Renovations & Historical Restoration at Miami Senior High, Project No. 00176800; and
- 2) re-advertise the Request for Qualifications for Construction Management at-Risk firm(s) for New Additions & Limited Renovations at Miami Senior High, Project No. 00176800

NAD:CC:cc