

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

**SUBJECT: COMMISSIONING OF COASTAL CONSTRUCTION COMPANY  
AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR NEW  
ADDITIONS & LIMITED RENOVATIONS AT MIAMI SENIOR  
HIGH SCHOOL  
PROJECT NO. 00176800**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

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

Introduction

On October 15, 2008 the Board, authorized cancellation of the original RFQ for Miami Senior High Construction Management (CM) at-Risk firms, and authorized re-advertisement for a CM at-Risk firm to perform a reduced scope of work under a revised construction budget of \$50 million. A new solicitation was issued in mid October 2008 and proposals were received on November 20, 2008, based on the reduced program for this facility.

Staff has completed the selection process for CM at-Risk firms for New Additions and Limited Renovations at Miami Senior High School.

Eleven (11) firms applied for this project, and ten (10) were interviewed by the Selection Committee on January 14 and 15, 2009. The firms were ranked as follows:

Ranking	Firm
1	Coastal Construction Company
2	Turner Construction Company
3	Suffolk Construction Company, Inc.
4	Pavarini Construction Co. (SE), Inc
5	Munilla Construction Management, LLC
6	Pirtle Construction Company
7	James A. Cummings, Inc.
8	Betancourt Castellon Associates, Inc.
9	Moss & Associates, LLC
10	Bovis Lend Lease, Inc.

The Selection Committee was comprised of the following individuals:

Committee Member	Representing
James Haj, Principal Southwest Miami Senior	Office of the Superintendent
Dennis Caserta, Senior Project Manager Capital Improvement Projects	Originating Office/Bureau
James Dillard, Inspections Officer District Inspections, Operations & Emergency Mgt.	Originating Office/Bureau
Robert Brown, Administrative Director Maintenance Operations	Maintenance, Facilities Planning & Const. (non-originating office)
Walter Baggesen, Senior Architect Educational Facilities Code Compliance	Educational Facilities Compliance
Dr. Janice Cruse-Sanchez, Administrative Director South Central Region Office	Region Office
Patricia Freeman, Director Business Development	Business Development & Assistance
Michael Hernandez, Senior Auditor Management & Compliance Audits (Non-voting)	Management & Compliance Audits
Carlton Crawl, Analyst III A/E Selection (non-voting)	A/E Selection, Negotiations & Design Mgt.

Based on the results of the Selection Committee interviews, staff negotiated with the top-ranked firm, Coastal Construction Company (Coastal) to provide pre-construction services for New Additions and Limited Renovations at Miami Senior High School, Project No. 00176800.

Negotiations with Coastal have been successfully completed as follows:

Project Scope

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

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

Estimated Construction Budget: \$50 million

Due to the complex nature of the project, it is anticipated that multiple phases, pullout packages, bid alternates and Guaranteed Maximum Price (GMP) proposals may be required to execute the Work. If accepted by staff, the negotiated GMP proposal(s) will be submitted to the Board for approval.

The District is also working on an existing and concurrent re-roofing project and a separate exterior painting project of the existing buildings to maintain the integrity of the building envelope until a future holistic project can be accomplished.

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.

### Terms and Conditions

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

1. Coastal 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 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 for pre-construction services is \$192,000 for an estimated construction cost of \$50 million. Included in this fee is the cost of all Ground Penetrating Radar (GPR) services. This fee represents approximately .38% of the estimated construction cost. As expected, this amount is significantly lower than projects of this size and complexity due to an abbreviated period for pre-construction services and availability of information on file for the original project.
3. Costs for printing shall be reimbursed by the Board on a direct cost basis;

4. 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;
5. 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;
6. Upon completion of the pre-construction services, the CM at-Risk firm shall negotiate the GMP proposal(s) for the construction project. If accepted, staff will submit the negotiated GMP proposal(s) for Board approval; and
7. Coastal has agreed to the schedule and the terms and conditions of the contract and will commence services upon Board commissioning.

#### Project Fund

Fund: 0399    Object: 5630    Location: 7461    Program: 2672    Function: 7400

#### Prior Commissionings & Performance Evaluation

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

- CM at-Risk for Miscellaneous Projects with Construction Values up to \$1 million each  
Commissioned:                      November 20, 2007
- CM at-Risk for Pre-Construction Services for State School "LLL" Miami Carol City Senior School Replacement, (Phases B & C) Project A01018  
Estimated Construction Cost: \$71.3 million  
Commissioned:                      June 14, 2006
- CM at-Risk for Pre-Construction Services for State School "RR-1" Madie Ives Elementary School, (K-8 Conversion) Project A0729  
Estimated Construction Cost: \$16 million  
Commissioned:                      April 18, 2006 (terminated without cause March 14, 2007)
- CM at-Risk for Pre-Construction Services for Miscellaneous Projects, Four-year term contract from October 19, 2005 through October 18, 2009 for projects with construction values not to exceed \$1 million each

The most recent overall performance evaluation score issued by staff to Coastal was for the quarter ending September 30 2008. Based on a performance scale of 1-5, Coastal received a score of 4.15.

#### Principal

The Principal/Owner designated to be directly responsible to the Board for Coastal is

Daniel E. Whiteman, Ph.D. 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 Company as Construction Management at-Risk firm for New Additions and Limited Renovations at Miami Senior High School, Project No. 00176800, as follows:

- 1) a total lump sum fee of \$192,000 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.

NAD:CC:cc