

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

**SUBJECT: COMMISSIONING OF TURNER CONSTRUCTION COMPANY AS THE CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR GENERAL OBLIGATION BOND FUNDED PARTIAL REPLACEMENT & RENOVATIONS PROJECT AT CUTLER BAY ACADEMY FOR ADVANCED STUDIES, CUTLER RIDGE CAMPUS, LOCATED AT 19400 GULFSTREAM ROAD, CUTLER BAY, FL 33157, PROJECT NO. 01339200**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

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

Introduction

In September 2014, a solicitation was published to competitively select one (1) Construction Management-at Risk (CMR) firm for each of the three (3) following General Obligation Bond (GOB) funded projects:

- Hialeah Senior High School - Remodel/Renovations, Project No. 01337800
- Madie Ives Elementary School - K-8 Conversion Addition & Renovations, Project No. 01337500
- Cutler Bay Academy for Advanced Studies, Cutler Ridge Campus - Partial Replacement & Renovations, Project No. 01339200

Seventeen (17) firms responded to the solicitation. Eight (8) firms were not evaluated due to incomplete submittals; nine (9) firms were evaluated, and eight (8) firms were short-listed to interview for the projects. On November 21, 2014, the eight (8) short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Pirtle Construction Company
2	MCM
3	Turner Construction Company (Turner)
4	OHL Building, Inc.
4	Thornton Construction Company, Inc. <sup>(a)</sup>
6	Coastal Construction Company, Inc.

<u>Rank</u>	<u>Firm</u>
7	D. Stephenson Construction, Inc. <sup>(a)</sup>
8	Klewin Construction, Inc.

Note 1: (a) Prime firm holds a current M-DCPS Minority & Woman Business Enterprise (M/WBE) Certificate

Note 2: There was a tie for the fourth place ranking

This solicitation included Mandatory Small Business Enterprise (SBE) / Micro Business Enterprise (MBE) Sub-consultant & Sub-contracting Goals, and Local Workforce Utilization Goals as determined by the M-DCPS Goal-setting Committee, as follows:

<b>SBE / MBE Sub-consultant &amp; Sub-contracting Goals</b>			<b>Local Workforce Utilization Goal</b>
<b>Pre-construction</b> (sub-consulting)	<b>Construction</b> (sub-consulting)	<b>Construction Management</b> (sub-consulting)	
10%	25%	20%	25% (10 mile radius)

### Selection

In accordance with the solicitation and the interview process, the highest-ranked firm was selected to negotiate for the highest-valued project, the second-ranked firm for the second-valued project, and the third-ranked firm for the third-valued project.

Turner was ranked #3 and, therefore, selected to negotiate for the third-valued GOB-funded project at Cutler Bay Academy for Advanced Studies, Cutler Ridge Campus. Commissioning for the highest-valued project occurred at the January 2015 Board meeting. MCM was ranked #2 and, therefore, selected to negotiate for the second-valued GOB-funded project at Madie Ives Elementary School, and is also being brought to this Board meeting.

Negotiations with Turner were successfully concluded and the firm has agreed to provide CMR Pre-construction Services.

### Project Description and Scope

- Campus-wide miscellaneous renovations
- Replacement of Building 1 with exception of the Auditorium and Cafeteria/Kitchen (to be renovated) and replacement of Buildings 2, 3 and 4. The objective of the project is to provide a total of 1,217 student stations. The new construction would provide approximately 615 new student stations and the remaining buildings 5 and 6, combined with the Music Lab in the Auditorium provide a total of 602 existing student stations.

The projects must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campuses. New construction

shall be designed and constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system.

Construction Delivery Method

To minimize disruption to students and faculty during construction, and in accordance with M-DCPS' Construction Delivery Method Matrix, the CMR delivery method has been selected for this project. However, the Board reserves the right to utilize an alternative delivery method(s), if necessary.

Office of Economic Opportunity (OEO) Review

M-DCPS OEO staff established the SMBE and M/WBE certification status of all team members and verified the existence of a Memorandum of Understanding for each sub-consultant, outlining roles and responsibilities, as follows:

PRIME FIRM: <u>Turner Construction Company</u>	ROLE / RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
SUB-CONSULTANT FIRM NAME:				
Asset Builders (dba Messam Construction)	Design Review, Estimating and Scheduling Support	A	SMBE	10%
Cami-Axle Construction Corp.	Design Review, Estimating and Scheduling Support	H	SMBE	10%
<b>TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal <u>10%</u>)</b>				<b>20%</b>

Legend: A - African-American  
H - Hispanic-American  
SMBE - Small & Micro Business Enterprise

Construction Budget: \$8,210,246 (GOB funded)

Project Schedule

Turner has agreed to the Architect's time-sensitive submittal schedule, as follows:

- Draft Scope Definition & Master Plan: January 9, 2015
- Final Scope Definition & Master Plan February 6, 2015
- Phase I - Schematic Design: TBD
- Phase - II/III Construction Documents 50% complete: TBD
- Phase - II/III Construction Documents 100% complete: TBD

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): TBD
- Construction - Substantial Completion: TBD
- Final Completion / Acceptance (Occupancy): TBD

Terms & Conditions

1. Turner has agreed to a lump sum fee for CMR Pre-construction Services of \$67,324, which represents approximately 0.82% of the Construction Budget of \$8,210,246. In consideration for entering into this Agreement, the CMR agrees that any and all costs and fees incurred by the CMR associated with the CMR's performance of all pre-construction services set forth in this Agreement shall be borne solely by the CMR. Pre-construction Services fees shall be paid based on completion of the following listed phases/deliverables:

<b>PRE-CONSTRUCTION SERVICES</b>	<b>LUMP SUM FEE (PER TASK)</b>
Phase I - Schematic Design (completed/accepted by M-DCPS)	\$13,465
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$16,831
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$20,197
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment.	\$16,831
<b>TOTAL PRE-CONSTRUCTION FEE:</b>	<b>\$67,324</b>

Note: Hourly rates do not apply to this service and were not negotiated.

2. The CMR 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. Review of existing conditions includes cost for all Ground Penetration Radar services;
  - 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.

3. The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the CMR Agreement.
4. Upon completion of the pre-construction services, the CMR firm shall negotiate a GMP for the construction project. If accepted, staff will submit the negotiated GMP for Board approval.
5. The CMR shall maintain no less than a \$1 million Professional Liability Insurance policy with a maximum deductible of \$50,000, Worker's Compensation/Employers Liability Insurance, Comprehensive General Liability and Comprehensive Auto Liability Insurance.
6. The Agreement may be terminated by the Board, with cause or for convenience, prior to GMP, upon ten 10 days written notice to the CMR; whereas, the CMR may terminate the Agreement if the work is stopped for a period of 60 days through no act or fault of the CMR.
7. The CMR is required to submit a monthly report to the Office of Economic Opportunity documenting compliance with the Mandatory Small/Micro Business Enterprise Utilization Goals for Sub-consultants and Sub-contractors.
8. The CMR has agreed to the terms and conditions of the Agreement and will commence services upon Board commissioning.

Selection Committee

The Selection Committee consisted of the following individuals:

Committee Members

Thomas Spaulding, District 1 Representative  
 Mirca Aboud, ABC Committee Member  
 Dr. Alexis Martinez, Administrative Director  
 Michelle Hicks-Levy, Supervisor  
 Lewis Cooper, Architect  
 Erick Laventure, Executive Director  
 Blanca Bazan, Senior Project Manager  
 Ernie Brito, Coordinator

Representing

Superintendent of Schools  
 Community Representative  
 Office of District School Operations  
 M-DCPS OEO  
 Educational Facilities Code Compliance  
 M-DCPS Office of School Facilities  
 M-DCPS Office of School Facilities  
 M-DCPS Office of School Facilities

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation and a representative of M-DCPS A/E Selection & Negotiations, acted as the Facilitator (non-voting) for the interviews and Chief Negotiator during negotiations.

Project Funding (GOB)

Fund: 351000; Object: 568000; Location: 6111000; Program: 24330000; Function: 740000

Prior Commissioning & Performance Evaluation

The Board has not commissioned/awarded Turner any services within the last three years.

The most recent three-year average performance evaluation score issued by staff to Turner was for the quarter ending September 2014. Based on a performance scale of 1-5 (low to high), the firm received a score of 4.16.

Principal

The Principal/Owner designated to be directly responsible to the Board for Turner is James Fraser. The firm is located at 1000 NW 57<sup>th</sup> Court, Suite 200, Miami, Florida 33126.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission Turner Construction Company as the Construction Management at-Risk firm for General Obligation Bond funded Partial Replacement & Renovations project at Cutler Bay Academy for Advanced Studies, Cutler Ridge Campus, located at 19400 Gulfstream Road, Cutler Bay, Florida 33157, Project No. 01339200, as follows:

- 1) a lump sum fee of \$67,324 for Pre-construction Services; and
- 2) the project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:EF:ef