

Facilities Planning and Construction
Paul J. Phillips, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF KALEX CONSTRUCTION & DEVELOPMENT, INC.
FOR A TWO-YEAR TERM CONTRACT FOR MISCELLANEOUS
CONSTRUCTION MANAGEMENT (CM) AT-RISK SERVICES FOR
PROJECTS WITH AN ESTIMATED CONSTRUCTION COST UP TO
\$500,000 EACH**

Staff has completed the selection process for a Construction Management (CM) At-Risk firm for projects with an estimated construction cost up to \$500,000 each.

Nines (9) firms applied and six (6) firms were interviewed by the Selection Committee. Of these six (6) firms, Kalex Construction & Development, Inc. was selected.

Negotiations with Kalex Construction & Development, Inc. regarding basic services, scope and other related terms have been successfully completed. The negotiated agreement will include the following provisions:

1. The services include pre-construction services (design review through bidding), development of a Guaranteed Maximum Price (GMP) for construction and upon acceptance of the GMP, the actual construction of the project. Upon each project assignment (via work order), the board and the CM shall agree as to the level of service each project will require. Compensation for those selected services for each project shall be as follows:

	<u>Project Construction Cost</u>		
	Less than \$100,000	\$100,001- \$300,000	\$300,001- \$500,000
• Design review, Constructability & Value Engineering	\$1,700	\$3,800	\$4,800
• Review of existing conditions	2,400	4,500	6,200
• Cost Estimating	1,000	1,720	2,800
• Scheduling	1,100	2,000	3,000
• Bidding	1,300	2,000	3,600
• General Conditions (per diem)	363	472	574
• Bonds, General Liability Insurance, Overhead & Profit	22.00%	17.50%	15.75%

2. For projects with construction costs less than \$50,000, the Board may direct the CM to perform any specific service on a time and materials basis plus a 20% mark-up or on a negotiated lump sum basis, whichever is more beneficial for the Board.
3. The term of this agreement is for a period of two (2) years, commencing on October 11, 2000 through October 10, 2002, with the second year being at the Board's option. The second year must be approved and ratified by the Board prior to its commencement.
4. The work will be assigned on the basis of the firm's workload and successful performance of previous assignments.
5. The Board does not guarantee any minimum number of project assignments nor any specific construction cost value. However, the maximum construction cost value assigned to this contract shall not exceed \$5,000,000 per year.
6. The CM shall provide the required General Liability insurance coverage, and performance and payment bonds in accordance with the Board-approved General Conditions of the construction agreement.
7. The agreement provides for termination by either the Board and the CM prior and after the GMP has been accepted, upon written notification by either party.

The Principal/Owner for Kalex Construction & Development, Inc. is Alex Gonzalez.

RECOMMENDED: That the School Board of Miami-Dade County, Florida, commission the firm of Kalex Construction & Development Inc. for a two-year term contract for miscellaneous Construction Management (CM) At-Risk services for projects with an estimated construction cost up to \$500,000 each with the maximum construction cost value not to exceed \$5,000,000 per year, commencing October 11, 2000 through October 10, 2002.

IMR:sw