

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF ZURQUI CONSTRUCTION SERVICES, INC.,  
AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR QZAB  
REMODELING AND RENOVATIONS AT ALLAPATTAH MIDDLE,  
PROJECT NO. LP0040**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

Introduction

Staff has completed the selection process for a Construction Management (CM) at-Risk firm to provide pre-construction services for the QZAB Remodeling and Renovations at Allapattah Middle, Project No. LP0040.

The three (3) firms that applied were evaluated and short-listed. On September 8, 2005, the Selection Committee interviewed the three (3) firms and ranked them as follows:

1. Jasco Construction Company
2. Zurqui Construction Service, Inc.
3. NAC Construction Inc.

The Selection Committee was comprised of the following individuals:

<u>Committee Member</u>	<u>Representing</u>
Humberto Cabanas	Office of the Superintendent
Norbert Madison	Capital Improvements Projects
Silvia "Zibby" Giardina	Capital Improvements Projects
George Gates	Facilities Operations, Maintenance
Brad Powell	Educational Facilities Compliance
Kenneth Rogers	Region VI Office
Dennis Caserta	Business Development and Assistance
Carlton Crawl (non-voting)	A/E Selection, Negotiations & Design Management

## Project Scope

The project scope includes, but is not limited to, technology up-grades (new data drops and electrical outlets in classrooms) and new electrical service/panels as required; fencing /gate repairs throughout the facility; window replacement at Building 1; new 2,500 square foot spill-out area; miscellaneous repairs, repairs and/or remodeling at the Auditorium, Media Center, and Locker Rooms.

Given the results of the Selection Committee interviews, staff proceeded to negotiate with the top ranked firm, Jasco Construction Company (Jasco). However, Jasco withdrew from consideration for this project and staff proceeded to negotiate with the second-ranked firm Zurqui Construction Services, Inc. (Zurqui). The negotiations with Zurqui were successfully completed.

## Terms and Conditions

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

1. Zurqui 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 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.
2. The negotiated lump sum fee for pre-construction services is \$30,000, which represents approximately 1.68% of the estimated construction cost of \$1.79 million.
3. Costs for printing, as authorized by M-DCPS, shall be reimbursed by the Board on a direct cost basis.
4. The agreement provides for termination by the Board, with or without cause, upon thirty (30) days written notice to the CM at-Risk firm; whereas the CM at-Risk firm may terminate the agreement, with cause only, upon thirty (30) days written notice to the Board,

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 may negotiate a Guaranteed Maximum Price (GMP) for the construction project. The CM at-Risk firm for this project maybe directed to submit a Guaranteed Maximum Price (GMP) at completion of 50% construction documents, if required by the Board. Staff will then submit the negotiated GMP for Board approval.
7. Zurqui has agreed to the terms and conditions of the agreement.

### Project Fund

The funding source for this project is as follows:

Fund	0380
Object	5680
Location	6011
Program	2808
Function	7400

### Prior Commissionings & Performance Evaluation

The Board has commissioned Zurqui Construction, Services, Inc., for the following projects and/or continuing contracts within the last three years:

- CM at-Risk (Miscellaneous) Services for projects up to \$500,000/each (2-year term).  
Commissioned: October 23, 2002

The most recent overall performance evaluation score issued by staff to Zurqui was for the quarter ending June 30, 2005. Based on a performance scale of 1-5, the firm received a score of 3.02.

### Principal

The Principal/Owner for Zurqui Construction, Services, Inc. is Eddy Gonzalez, Jr. This firm is located at 9755 S.W. 40<sup>th</sup> Terrace, Miami, Florida 33165.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission the firm of Zurqui Construction Services, Inc., as Construction Management at-Risk firm for the QZAB Remodeling and Renovation at Allapattah Middle, Project No. LP0040, for the following considerations:

- 1) a negotiated lump sum fee of \$30,000 for pre-construction services, which represents approximately 1.68% of the estimated construction cost of \$1.79 million; and
- 2) other terms and conditions as set forth in the body of the agenda item.

NAD:CC:cc