

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF JASCO CONSTRUCTION COMPANY, INC.,
AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR THE
RENOVATIONS AND REMODELING PROJECT AT MIAMI LAKES
EDUCATIONAL CENTER
PROJECT NO. A0815**

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 Remodeling and Renovations project at Miami Lakes Educational Center.

Of the four (4) firms that applied for this project, the following firms were interviewed by the Selection Committee on September 30, 2005, and were ranked as follows:

1. Jasco Construction Company, Inc.
2. NAC Construction, Inc.

Note: The following firms withdrew from the Selection Committee interviews:

- H.A. Contracting Corporation
- Zurqui Construction Services, Inc.

The Selection Committee was comprised of the following individuals:

<u>Committee Member</u>	<u>Representing</u>
Dr. Bhagwan Gupta	Office of the Superintendent
Richard Vidal	School Operations
Erick Laventure	Capital Improvements Projects
Chuks Chinyere	Capital Improvements Projects
Edward Velez	Maintenance Operations
Brad Powell	Educational Facilities Compliance
Dennis Caserta	Business Development and Assistance
Alberto Destrade (non-voting)	A/E Selection, Negotiations & Design Management

Given the results of the Selection Committee interviews, staff proceeded to negotiate with the top ranked firm, Jasco Construction Company, Inc. (Jasco), to provide CM At-Risk services for this project. The negotiations with Jasco have been successfully completed.

Project Scope

The scope of work for this project includes, but is not limited to, additions to the appliance repair shop, food management and equipment storage buildings of approximately 4,000 square feet; ADA up-grades, QZAB renovations, and Safety-to-Life deficiency corrections (including switchgear up-grade); remodeling of various rooms in Building 1 to provide new dental lab and computer lab spaces, site improvements with additional parking spaces, roof drainage repairs at child care area, and miscellaneous utility and walkway modifications to accommodate the work.

Terms and Conditions

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

1. Jasco 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 \$37,750, which represents approximately 1.12% of the estimated construction cost of \$3.38 million.
3. The cost of printing shall be reimbursed by the Board on a direct cost basis, with prior authorization from staff.
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 its pre-construction services, the CM At-Risk firm shall submit a **Guaranteed Maximum Price (GMP)** to execute the project. The final negotiated GMP will then be submitted by staff to the Board for its approval.

7. Jasco has agreed to the terms and conditions of the agreement.

Project Fund

The funding source for this project is as follows:

Fund	0376
Object	5680
Location	7391
Program	2548
Function	7400

Prior Commissioning and Performance Evaluation

The Board has commissioned Jasco for the following projects and/or continuing contracts within the last three years:

- CM At-Risk for Pre-Construction Services for the following New Early Childhood Center (ECC) prototype projects: ECC-1 (Project No. 00170000), ECC-2 (Project No. 00170100) and ECC-3 (Project No. 00170200)
Estimated Construction Cost: \$12,000,000 (all three projects)
Commissioned: August 17, 2005
- CM at-Risk for "One, Two or More Story Prototype Additions at Various Sites" as provided in the Facilities Work Program FY 03-04
Commissioned: July 13, 2005
- CM at-Risk for FY 03-04 Pre-Construction Services at Palm Springs Middle for Remodeling and Renovations, Project No. A01002
Estimated Construction Cost: \$2,076,923
Commissioned: April 13, 2005
- CM at-Risk for FY 03-04 Pre-Construction Services at Miami Springs Senior High for Remodeling and Renovations, Project No. A01085
Estimated Construction Cost: \$1,969,035
Commissioned: March 16, 2005
- CM at-Risk for Miscellaneous Projects. Four-year term contract from May 19, 2004 through May 18, 2008 for projects with construction values not to exceed \$1 million each.
Commissioned: May 19, 2004
- CM at-Risk for Pre-Construction Services at South Miami Senior High for Addition, Project No. A0747
Estimated Construction Cost: \$12,941,125
Commissioned: March 12, 2003

The most recent overall performance evaluation score issued by staff to Jasco was for the quarter ending June 30, 2005. Based on a performance scale of 1-5, the firm received a score of 3.14.

Principal

The Principal/Owner for Jasco Construction Company, Inc., is Esteban L. Suarez. The firm is located at 13317 S.W. 124 Street, Miami, Florida 33186.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of Jasco Construction Company, Inc., as Construction Management (CM) At-Risk firm for the Renovations and Remodeling Project at Miami Lakes Educational Center – Project No. A0815, for the following consideration:

- 1) a total lump sum fee of \$37,750 for pre-construction services, which represents approximately 1.12% of the estimated construction cost of \$3.38 million; and
- 2) other terms and conditions, as set forth in the body of this agenda item.

NAD:AD:ad