

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF MEXAL CORP. AS CONSTRUCTION MANAGEMENT AT RISK FIRM FOR DEFERRED MAINTENANCE PACKAGE # 16, GENERAL REPAIRS AND REHABILITATION AT CRESTVIEW ELEMENTARY SCHOOL, PROJECT NO. 00263800

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

Staff has completed the selection process for Construction Management (CM) at-Risk firms for the Facilities Work Program FY 05-06 (as may be amended from time to time) and which may include three additional years. The CM at-Risk firms were solicited for Category "C" projects to provide pre-construction services for projects with construction values under \$5 million.

Of the six (6) firms that applied for this category, the following firms were interviewed and ranked by the Selection Committee on January 4, 2006:

- 1* BDI Construction Company
- 1* Kalex Construction & Development, Inc.
- 2 Zurqui Construction Services, Inc.
- 3 Mexal Corp.
- 4 T&G Constructors
- 5 JCI International, Inc.

* Note: The above referenced identical final ranking scores for BDI Construction Company and Kalex Construction & Development, Inc. are result of a tie during interviews.

The Selection Committee was comprised of the following individuals:

Committee Member

Ailsa Simon
Dr. Steve Gallon
Janet Kelly
Humberto Cabanas
Erick Laventure
Brad Powell
Dennis Caserta
Juan F. Contijoch (non-voting)

Representing

Office of the Superintendent
School Operations
Capital Improvements Projects
Capital Improvements Projects
Maintenance Operations
Educational Facilities Compliance
Business Development and Assistance
A/E Selection, Negotiations & Design Management

Assignment of projects will be based on alignment of project construction values with each of the firms' capabilities, pre-qualifications certificate amounts and the scheduling of each project.

Based on the above criteria, all firms have been commissioned (or have been assigned) to provide CM at-Risk services for other projects.

Staff assigned the fourth-ranked firm, Mexal Corp., to provide CM at-Risk services for Deferred Maintenance Package (DMP) #16, General Repairs and rehabilitation at Crestview Elementary School, Project No. 00263800. Negotiations with Mexal Corp. for DMP #16 have been successfully completed.

Project Scope

The scope of the work includes, but is not limited to, repainting and re-stripping of hardcourts, new paint throughout, repair of gypsum plaster, replacement of existing kitchen hood, replacement of coal tar roofing with bitumen aggregate and associated removal and reinstallation of roof-mounted HVAC equipment and electrical conduits and feeders.

Terms and Conditions

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

1. Mexal Corp. 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 \$22,500, which represents approximately 1.68% of the estimated construction cost of \$1,333,841.
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. The CM At-Risk firm may be required by staff to submit a Guaranteed Maximum Price (GMP) at 50% completion of construction documents, or at any point thereafter, to execute the initial phase of this project. If accepted by staff, the negotiated GMP will then be submitted to the Board for its approval.
7. Mexal Corp. has agreed to the terms and conditions of the agreement.

Project Fund

The funding source for this project is as follows:

Fund: 0350 Object: 5680 Location: 7251 Program: 2642 Function: 7400

Prior Commissioning and Performance Evaluation

This will be the first project for which Mexal Corp. is commissioned by the Board as CM at-Risk within the last three (3) years. Therefore, there is no prior commissioning information. The most recent performance evaluation score issued by staff to Mexal Corp. was for the quarter ending September 30, 2005. Based on a scale of 1-5, the firm received a score of 2.83 for contracting services.

Principal

The Principal/Owner designated to be directly responsible to the Board for Mexal Corp. is Francisco Llamozas. The firm is located at 4960 SW 72th Street, Suite 307, Miami, FL 33155.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of Mexal Corp. as Construction Management (CM) at-Risk firm for Deferred Maintenance Package #16, General Repairs and Rehabilitation at Crestview Elementary School, Project No. 00263800, as follows:

- 1) a total lump sum fee of \$22,500 for pre-construction services; and
- 2) other terms and conditions, as set forth in the body of this agenda item.

NAD:JFC:jfc