

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF KALEX CONSTRUCTION & DEVELOPMENT, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR REMODELING AND RENOVATIONS AT ROBERT MORGAN EDUCATIONAL CENTER, PROJECT NO. A01083**

**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. CM at-Risk firms were solicited to provide pre-construction services for Category "C" projects (i.e., projects with construction values below \$5 million).

Six (6) firms applied for this category and, on January 4, 2006, all six firms were interviewed. The firms were ranked by the Selection Committee as follows:

- 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: Identical final ranking scores for BDI Construction Company and Kalex Construction & Development, Inc. are the result of a tie score from the interviews.

The Selection Committee was comprised of the following individuals:

<u>Committee Member</u>	<u>Representing</u>
Ailsa Simon	Office of the Superintendent
Dr. Steve Gallon	School Operations
Janet Kelly	Capital Improvements Projects
Humberto Cabanas	Capital Improvements Projects
Erick Laventure	Maintenance Operations
Brad Powell	Educational Facilities Compliance
Dennis Caserta	Business Development and Assistance
Juan Contijoch (non-voting)	A/E Selection, Negotiations & Design Management

Assignment of projects is based on alignment of project construction values with each firm's capabilities, pre-qualification certificate limits and the scheduling requirements of each project.

Based on the above criteria, staff selected Kalex Construction & Development, Inc., (Kalex) as CM at-Risk for Remodeling and Renovations at Robert Morgan Educational Center, Project No. A01083.

Negotiations with Kalex (one of the two top-ranked firms) to provide pre-construction services, have been successfully completed as follows:

### Project Scope

The scope of work includes, but is not limited to, the following (on the South campus, unless otherwise noted):

- Major exterior/interior painting (Buildings 01 -13);
- Integrated PA system – renovations to consolidate existing systems;
- Renovation of existing covered walkway connecting North and South campuses (approx. 720 s.f.);
- Renovation of S.W. 122<sup>nd</sup> Avenue entrance, Culinary Arts Kitchen, Child Care Center (approx. 2640 s.f.), and Cosmetology Labs (approx. 9200 s.f.);
- Renovation of North and South entrances to meet code requirements for egress;
- Replacement of electric traction elevator;
- Replacement of Fire Alarm System;
- New Automated Fire Suppression System; and
- New pre-K, K and 1<sup>st</sup> grade playfield equipment.

### Terms and Conditions

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

1. Kalex 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/Engineers, 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 \$44,000, which represents approximately 1.1% of \$3,973,744, the estimated construction cost (as programmed by Brown & Brown Architects, September 6, 2005);
  3. The cost for printing shall be reimbursed by the Board on a direct cost basis, with prior authorization by the Board's designee;
  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 shall negotiate a Guaranteed Maximum Price (GMP) for the construction project. If accepted by staff, the negotiated GMP will be submitted to the Board for its approval; and
  7. Kalex has agreed to the terms and conditions of the agreement.

#### Project Fund

Fund: 0367 Object: 5680 Location: 7371 Program: 2612 Function: 7400

#### Prior Commissionings and Performance Evaluation

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

- Construction Management at-Risk for Miscellaneous Projects up to \$1 million/project, Four-year Term Contract  
Date of Commissioning: 5-19-2004
- Construction Management at-Risk for Miscellaneous Projects up to \$500,000/project, Two-year Term Contract  
Date of Commissioning: 10-24-02

The most recent overall performance evaluation score issued by staff to Kalex was for the

quarter ending September 20, 2005. Based on a performance scale of 1-5, the firm received a score of 3.26.

### Principals

The Principal/Owner directly responsible to the Board for Kalex Construction & Development, Inc., is Jorge F. Diaz. The firm is located at 12320 South West 129<sup>th</sup> Court, Miami, Florida 33186.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission Kalex Construction & Development, Inc., as Construction Management at-Risk firm for Remodeling and Renovations at Robert Morgan Educational Center, Project No. A01083, as follows:

- 1) A negotiated lump sum fee of \$44,000 for pre-construction services;
- 2) upon completion of the pre-construction services, the CM at-Risk firm shall negotiate a Guaranteed Maximum Price (GMP) for the construction of the project. If accepted, staff will submit the negotiated GMP for Board approval; and
- 3) other terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg