

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF ZURQUI CONSTRUCTION SERVICES, INC.  
AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR  
DEFERRED MAINTENANCE PACKAGE #19, RENOVATIONS,  
MAINTENANCE AND REPAIRS AT SUNSET ELEMENTARY,  
PROJECT NO. 00261700**

**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. 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 were interviewed and ranked by the selection committee on January 4, 2006:

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

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

The Selection Committee was comprised of the following individuals:

Committee Member

Ailsa Simon  
Dr. Steven Gallon III  
Janet Kelly  
Humberto Cabanas  
Erick Laventure  
Brad Powell

Representing

Office of the Superintendent  
School Operations  
Office of Capital Improvements Projects  
Office of Capital Improvements Projects  
Maintenance Operations  
Educational Facilities Compliance

Committee Member

Dennis Caserta  
Juan Contijoch (non-voting)

Representing

Business Development and Assistance  
A/E Selections, Negotiations & Design Management

Assignment of projects will be based on alignment of projects construction values with each firm's capabilities, pre-qualification certificate amounts and scheduling of each project. Firms will be assigned projects as they become available.

Given the results of the Selection Committee interviews, Zurqui Construction Services, Inc. (Zurqui) was selected for Deferred Maintenance Package #19, Renovations, Maintenance and Repairs at Sunset Elementary, Project No. 00261700.

Project Scope

The scope of work for the project includes, but is not limited to the following repairs, replacement and ADA modifications:

- Repair of parking lot, replacement of underground storage tank; and conversion of fuel oil system to LP gas.
- Exterior and interior major paint, correction of water intrusion at windows.
- Replacement of steel and wood doors and selective window replacement.
- Correct all ADA non-compliant items, (i.e., curb ramps, hardware, signage, tables and counters height requirements).
- Replacement of acoustical ceiling and interior lighting.

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 for an estimated construction cost of \$1,260,880. This fee represents approximately 2.38% of the construction cost;
  3. Costs for printing 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 shall negotiate a Guaranteed Maximum Price (GMP) for the construction project. If accepted, staff will submit the negotiated GMP for Board approval; and
  7. Zurqui Construction Services, Inc. has agreed to the terms and conditions of the contract.

#### 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 for Miscellaneous Projects, for projects with construction values not to exceed \$1 million each.  
Commissioned: October 19, 2005
- QZAB Remodeling and Renovations at Allapattah Middle, Project No. LP0040.  
CM at-Risk for Pre-Construction Services  
Estimated Construction Cost: \$1,790,000  
Commissioned: October 19, 2005

The most recent overall performance evaluation score issued by staff to Zurqui was for the quarter ending September 30, 2005. Based on a performance scale of 1-5, the firm received a score of 3.47.

Principal

The Principal/Owner designated to be directly responsible to the Board 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 Deferred Maintenance Package #19, Renovation, Maintenance and Repairs at Sunset Elementary, Project No. 00261700, as follows:

- 1) a negotiated lump sum fee of \$30,000 for pre-construction services; and
- 2) other terms and conditions as set forth in the body of the agenda item.

NAD:CC:cc