

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF BDI CONSTRUCTION COMPANY AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR DEFERRED MAINTENANCE PACKAGE #14, GENERAL REPAIRS AND REHABILITATION AT MIAMI SUNSET SENIOR HIGH, PROJECT NO. 00264500**

**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
- 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:

<u>Committee Member</u>	<u>Representing</u>
Ailsa Simon	Office of the Superintendent
Dr. Steven Gallon III	School Operations
Janet Kelly	Office of Capital Improvements Projects
Humberto Cabanas	Office of Capital Improvements Projects
Erick Laventure	Maintenance Operations
Brad Powell	Educational Facilities Compliance

Committee Member

Representing

Dennis Caserta

Business Development and Assistance

Juan Contijoch (non-voting)

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.

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

Staff assigned BDI Construction Company, (BDI) (one of the two top-ranked firms), to provide CM at-Risk services for Deferred Maintenance Package (DMP) #14, General Repairs and Rehabilitation at Miami Sunset Senior High, Project No. 00264500.

Negotiations with BDI have been successfully completed as follows:

Project Scope

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

- Exterior envelope – treat all portables for termites, weatherproof and re-paint exterior walls, doors, frames, and metal railings of all portables and modular buildings;
- Interior – major interior paint throughout, replacement of damaged doors, frames, and existing wall base, replacement of door hardware to meet ADA requirements, repair/replace wood cabinetry and ceramic tile where required;
- HVAC – complete renovation/replacement of HVAC system (buildings 01, 02 and 04); and
- Electrical – renovation/replacement of service disconnects, conduit, cable, and other electrical system components to support the HVAC work required.

Based on the final scope definition program prepared by Parsons Brinckerhoff Construction Services, Program Manager (dated October 7, 2005) the estimated cost of construction for this project is \$4,605,360.

## Terms and Conditions

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

1. BDI 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 **\$38,000** for an estimated construction cost of \$4,605,360. This fee represents approximately 0.82% 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. BDI Construction Company has agreed to the terms and conditions of the contract.

## Project Fund

Fund: 0394 Object: 5680 Location: 7531 Program: 2678 Function: 7400

### Prior Commissionings & Performance Evaluation

The Board has commissioned BDI for the following project(s) and/or continuing contract(s) within the last three years:

- CM at-Risk for Miscellaneous Projects. Four-year term contract projects with construction values not to exceed \$1 million each.  
Commissioned: October 19, 2005

The most recent overall performance evaluation score issued by staff to BDI was for the quarter ending September 30, 2005. Based on a performance scale of 1-5, the firm received a score of 3.15.

### Principal

The Principal/Owner designated to be directly responsible to the Board for BDI Construction Company, is Teobaldo Rosell, Jr. This firm is located at 7270 N.W. 12th Street, Miami, Florida 33126.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission the firm of BDI Construction Company, as Construction Management at-Risk firm for Deferred Maintenance Package #14, General Repairs and Rehabilitation at Miami Sunset Senior High, Project No. 00264500, for the following considerations:

- 1) A negotiated lump sum fee of \$38,000 for pre-construction services; and
- 2) other terms and conditions as set forth in the body of the agenda item.

NAD:CC:cc