

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF JCI INTERNATIONAL, INC. AS  
CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR  
RESTORATION OF BUILDING #1 AT GEORGE T. BAKER  
AVIATION SCHOOL  
PROJECT NO. A079301**

**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
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 and 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 the sixth-rank firm, JCI International, Inc. (JCI) to provide CM at-Risk services for Restoration of the first and second floors of Building #1 at George T. Baker Aviation School, Project No. A0793-01. Negotiations with JCI have been successfully completed as follows:

### Project Scope

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

The complete restoration of existing electrical, communications, safety-to-life, mechanical and associated systems which were negatively affected and/or removed due to the complete asbestos abatement of the first and second floors of Building #1. This work is necessary in order to allow for the completion of the renovation and remodeling Project No. A0793.

### Terms and Conditions

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

1. JCI 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.
  - 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 \$ 1,000 for an estimated construction cost of \$1,200,000. This fee represents approximately 0.083% of the estimated construction cost;
3. 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;

4. 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;
5. 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
6. JCI has agreed to the terms and conditions of the contract.

#### Project Fund

Fund: TBA    Object: 5680    Location: 7801    Program: 2702    Function: 7400

#### Prior Commissionings & Performance Evaluation

The Board has commissioned JCI as CM at-Risk for the following project(s) within the last three years:

- CM at-Risk for Deferred Maintenance Package #18 – General Repairs and Rehabilitation at Flamingo Elementary Project No. A0793-01  
Estimated Construction Cost: \$1.2 million  
Commissioned: March 15, 2006

The most recent overall performance evaluation score issued by staff to JCI was for the quarter ending September 30, 2005. Based on a performance scale of 1-5, the firm received a score of 3.31.

#### Principal

The Principal/Owner designated to be directly responsible to the Board for JCI International, Inc., is Julio E. Martinez. This firm is located at 12315 S.W. 132<sup>nd</sup> Court, Miami, Florida 33186.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission the firm of JCI International, Inc., as Construction Management at-Risk firm for Remodeling and Renovations at G. T. Baker Aviation School, Project No. A079301 under the following considerations:

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