

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF T & G CONSTRUCTORS AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR DEFERRED MAINTENANCE PACKAGE #17, GENERAL REPAIRS AND REHABILITATION AT LAURA C. SAUNDERS ELEMENTARY SCHOOL PROJECT NO. 00264400

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
Juan Contijoch (non-voting)

Business Development and Assistance
A/E Selection, 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 the fifth-ranked firm T & G Construction Company, (T&G) to provide CM at-Risk services for Deferred Maintenance Package #17, General Repairs and Rehabilitation at Laura C. Saunders Elementary, Project No. 00264400.

Negotiations with T&G have been successfully completed as follows:

Project Scope

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

- Replacement/repair of HVAC controls, ductwork in two buildings; new exhaust fans, AHUs and VFDs in all buildings; new cooling tower and associated pumps; and new heat pumps in building 07;
- Renovations to toilet rooms throughout the facility including replacement of plumbing fixtures and installation of equipment to comply with ADA;
- Replacement of carpeting and VCT flooring;
- Miscellaneous electrical up-grades to support new HVAC equipment; replacement / repair of exterior lighting fixtures; lighting protection system and voltage suppressors/surge arrestors in all buildings; installation of new PA system throughout the facility;
- Replacement/repair of roofing at buildings 01, 03, 05 and 07 (as required to eliminate water intrusion); and
- Replacement/repair of all exterior steel doors and frames;

Based on the final scope definition program prepared by Parsons Brinckerhoff Construction Services, Program Manager (dated October 14, 2005) the estimated cost of construction for this project is \$2,282,462.

Terms and Conditions

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

1. T&G 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 **\$28,200**. This fee represents approximately 1.23% of \$2,282,462, the estimated 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. T&G Constructors has agreed to the terms and conditions of the contract.

Project Fund

Fund: 0368 Object: 5680 Location: 2941 Program: 2094 Function: 7400

Prior Commissionings & Performance Evaluation

The Board has not commissioned T&G Constructors for any project(s) and/or continuing contract(s) within the last three years and therefore no overall performance evaluation score is available.

Principal

The Principal/Owner designated to be directly responsible to the Board for T&G Constructors, is David Grabosky. This firm is located at 8491 N.W. 17th Street, Suite 110, Miami, Florida 33126.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of T & G Constructors, as Construction Management at-Risk firm for Deferred Maintenance Package #17, General Repairs and Rehabilitation at Laura C. Saunders Elementary School, Project No. 00264400, for the following considerations:

- 1) A negotiated lump sum fee of \$28,200 for pre-construction services; and
- 2) other terms and conditions as set forth in the body of the agenda item.

NAD:CC:cc