

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 #25, RENOVATIONS, MAINTENANCE AND REPAIRS AT CORAL GABLES SENIOR HIGH SCHOOL PROJECT NO. 00266200

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 for time to time) and which may include three additional years. The CM at-Risk 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 firms were interviewed and ranked by the Selection Committee on January 4, 2005:

- 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: The identical final ranking scores for BDI Construction Company and Kalex Construction & Development, Inc. are the result of a tie during interviews.

The Selection Committee was comprised of the following individuals:

<u>Committee Member</u>	<u>Representing</u>
Ailsa Simon, Reg. II, Capital Improvement	Office of the Superintendent
Dr. Steven Gallon III, Office of School Operations	School Operations
Janet Kelly, Reg. VI, Capital Improvements	Construction
Humberto Cabanas, Reg. IV, Cap. Improvements	Construction
Erick Laventure, Reg. I, Capital Improvements	Maintenance Operations
Brad Powell, Educational Facilities	Educational Facilities Compliance
Dennis Caserta, Business Development	Business Development & Assistance
Juan F. Contijoch, A/E Selection (non-voting)	A/E Selection, Negotiation & Design Management

Assignment of projects is based on alignment of construction values with each firm's capabilities, pre-qualification certificate amounts and scheduling of each project. Based upon these criteria, all of the firms have been assigned or commissioned for other projects.

Based on the above criteria, staff assigned BDI Construction Company (BDI), to provide CM at-Risk services for Deferred Maintenance Package #25, Renovations, Maintenance and Repairs at Coral Gables Senior High School, Project No. 00266200.

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:

- Site - Repair/restore all athletic fields (such as, track, jumping pits, and javelin, discus and shot put areas); replace batting cages, chain link fencing/gates; replace irrigation and drainage systems; provide new parent drop-off with covered walkways and lighting;
- Interiors - At auditorium up-grade PA system, replace lighting and dimmer system, repair terrazzo floor at entrance, replace mezzanine seating, and repair wood floor at stage;
- Safety-to-Life - Replace Fire Alarm System panel;
- ADA - Correct ADA deficiencies throughout the facility (including replacement of toilet stalls, plumbing fixtures, doors and door hardware, drinking fountains, handrails, A/V alarms, etc.);
- HVAC - Replace AHU's, Unit ventilators, VAV boxes as follows:
 1. Building 01 - One 10-Ton AHU
 2. Building 02 - Two 25-Ton AHUs; Four 5-Ton Fan Coil units; VAV boxes
 3. Building 03 - Two 25-Ton AHUs
 4. Building 04 - Two 25-Ton AHUs
 5. Building 05 - One 25-Ton AHU
 6. Building 07 - Two 25-Ton AHUs; four 5-ton Unit ventilators;
 7. Building 09 - Two 25-Ton AHUs
 8. Building 10 - Three 25-Ton AHUs
 9. Building 13 - One 1.5-Ton split system
- Plumbing - Replace gas boiler (domestic hot water) at Building 01;
- Security System - System-wide assessment and addition of cameras.

Based on the Final Scope Definition Program prepared by URS Corporation (dated February 17, 2006) the estimated cost of construction for this project is \$2,002,716.

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 combined lump sum fee for pre-construction services is **\$34,750**. This fee represents approximately 1.73% of \$2,002,716, 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. BDI Construction Company has agreed to the terms and conditions of the contract.

Project Fund

Fund: 0394 Object: 5670 Location: 7071 Program: 2624 Function: 7400

Prior Commissionings & Performance Evaluation

The Board has commissioned BDI as CM at-Risk for the following projects and/or continuing contracts within the last three years:

- CM at-Risk for Deferred Maintenance Package #14, General Repairs and Rehabilitation at Miami Sunset Senior High, Project No. 00264500
Date Commissioned: March 15, 2006
- CM at-Risk for Miscellaneous Projects. Four-year term contract projects with construction values not to exceed \$1 million each.
Date 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. The 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 #25, Renovations, Maintenance and Repairs at Coral Gables Senior High School, Project No. 00266200, as follows:

- 1) A total lump sum fee of \$34,750 for pre-construction services; and
- 2) the Project Scope and the Terms and Conditions, items 1 through 7, as set forth in the body of the agenda item.

NAD:CC:cc