

Office of School Facilities  
 Rose Diamond, Chief Facilities Officer

**SUBJECT:           AWARD TO KALEX CONSTRUCTION & DEVELOPMENT, INC  
 CONTRACT / PROJECT NO. JOC06-C6  
 JOB ORDER CONTRACT/06-CENTRAL 6  
 MAINTENANCE OPERATIONS  
 ALL REGIONS OF THE MDCPS MAINTENANCE OPERATIONS**

**COMMITTEE:       FACILITIES AND CONSTRUCTION REFORM**

**LINK TO  
 STRATEGIC PLAN: IMPROVE MAINTENANCE SERVICES**

This contract has been designated as an open contract for all pre-qualified competitive bidders. It also includes minority business enterprise subcontracting assistance levels.

The estimate for this project by the District's JOC consultant, The Gordian Group, is 1.1900 for Item 1, 1.2400 for Item 2, 1.1500 for Item 3, and 1.2000 for Item 4, with a weighted factor of 1.1670.

The minimum value for this contract is \$50,000 and the maximum initial value is \$2,000,000, except that if the maximum is reached prior to expiration of the contract period (one year), at the direction of the Superintendent or his/her designee, the maximum value may be extended with two (2) possible extensions of \$2,000,000 each within each term, provided the contractor produces a new Payment, Performance and Guarantee bond for the extended contract amount.

Advertised bids received and opened on December 19, 2006 by The School Board of Miami-Dade County, Florida have been tabulated and analyzed as follows:

<u>BIDDER</u>	<u>NOTE</u>	<u>CHECK/ BOND</u>	<u>Item #1</u>	<u>Item #2</u>	<u>Item #3</u>	<u>Item #4</u>	<u>WEIGHTED FACTOR</u>
Weiss & Woolrich Contracting Co., Inc. Deerfield Beach, FL	A	BID BOND \$ 50,000	0.9860	1.1000	0.9700	0.9800	0.9798
FHP Tectonics Corp. d/b/a F.H. Paschen, S.N. Nielsen & Assoc.	A	BID BOND \$ 50,000	1.0877	1.0977	1.0647	1.0800	1.0713
Kalex Construction & Development, Inc. Miami, FL		Cashier's Check \$ 50,000	1.1074	1.0966	1.1184	1.1196	1.1171

<u>BIDDER</u>	<u>NOTE</u>	<u>CHECK/ BOND</u>	<u>Item #1</u>	<u>Item #2</u>	<u>Item #3</u>	<u>Item #4</u>	<u>WEIGHTED FACTOR</u>
JCI International, Inc. Miami, FL		BID BOND \$ 50,000	1.2098	1.2100	1.1289	1.1341	1.1383
BDI Construction Co. Miami, FL		BID BOND \$ 50,000	1.2107	1.2210	1.1519	1.1693	1.1626
Epic Construction, Inc. Palmetto Bay, FL		Cashier's Check \$ 50,000	1.1954	1.2127	1.1550	1.1665	1.1628
Carivon Construction Company Miami, FL		BID BOND 10%	1.2350	1.2175	1.1580	1.1630	1.1661

Note A: These Bidders currently hold JOC contracts with MDCPS, therefore, the Board, in conformance with the Bid Documents and Information for Bidders, Section 6-Award of Contract, is exercising its right to limit the total number of concurrent Job Order Contracts to be held by or awarded to a single bidder. A recommendation to award to Kalex Construction & Development, Inc. is being presented.

### Distribution

Minimum Construction Funds Required \$ 50,000  
Maximum Potential Construction Funds Required \$ 2,000,000

### Description

The specific projects to be accomplished under this contract have not been defined. Therefore, a Job Order Contract is to be awarded for various projects by Maintenance Operations at the prices established in the Contract Documents multiplied by the appropriate Adjustment Factor.

- Item No. 1 - Contractor provides signed and sealed design documents for construction work to be accomplished during normal working hours.
- Item No. 2 - Contractor provides signed and sealed design documents for construction work to be accomplished on an overtime basis (other than normal working hours).
- Item No. 3 - Contractor does not provide signed and sealed documents for construction work to be accomplished during normal working hours.
- Item No. 4 - Contractor does not provide signed and sealed design documents for construction work to be accomplished on an overtime basis.

For the purposes of Bid Analysis only, a Weighted Factor was calculated based on  $.25 \times \text{Item \#1} + .05 \times \text{Item \#2} + .65 \times \text{Item \#3} + .05 \times \text{Item \#4}$ .

### Terms

The term of this contract is for one (1) year after the date of award or whenever the maximum value is achieved, whichever occurs first, and may include two (2) renewal options for one (1) additional year each, under the same provisions as the original contract.

Maintenance Operations recommends award of the contract to the successful bidder, Kalex Construction & Development, Inc.

Ten (10) contractors attended the mandatory pre-bid meeting on December 5, 2006 and nine (9) contractors picked up the Contract Documents.

This project was bid with M.B.E. subcontracting assistance levels of 18% African-American, 6% Women. The Contractor's compliance with these levels will be monitored on a work order basis. The recommended contractor will submit a list of all subcontractors for each work order issued under this contract, which will be reviewed for compliance with overall M/WBE assistance levels of 24%

Funding for this contract will be provided by individual project fund sources.

The Owner of Kalex Construction Company is Jorge Diaz.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida award Project No. JOC06-C6, Job Order Contract/Maintenance Operations on the basis of the weighted factor of 1.1171 to the successful bidder Kalex Construction & Development, Inc.

JA/nc