

Office of School Facilities
Jaime G. Torrens, Temporary Chief Facilities Officer

SUBJECT: COMMISSIONING OF BDI CONSTRUCTION COMPANY AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR EMERGENCY ELECTRICAL AND HVAC UP-GRADES AT THE INFORMATION TECHNOLOGY SERVICES BUILDING, PROJECT NO. 00400000

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

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:

Committee Member

Representing

Ailsa Simon, Reg. II, Capital Improvement	Office of the Superintendent
Dr. Steven Gallon III, Office of School Operations	School Operations

Committee Member

Janet Kelly, Reg. VI, Capital Improvements
Humberto Cabanas, Reg. IV, Cap. Improvements
Erick Laventure, Reg. I, Capital Improvements
Brad Powell, Educational Facilities
Dennis Caserta, Business Development
Juan F. Contijoch, A/E Selection (non-voting)

Representing

Construction
Construction
Maintenance Operations
Educational Facilities Compliance
Business Development & Assistance
A/E Selection, Negotiation & Design
Management

Project Assignment

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 on this criteria, all of the firms have been assigned or commissioned for other projects.

Staff assigned BDI Construction Company (BDI), to provide CM at-Risk services for Emergency Electrical and HVAC Upgrades at the M-DCPS Information Technology Services Building, Project No. 00400000.

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:

- New building addition to house new electrical equipment and batteries bank (size, to be determined by A/E);
- Upgrade Uninterruptible Power Supply (UPS) system for expansion of 37 additional blade server racks (add electrical outlets, transformers, distribution panel(s), three 500 KVA UPS and battery bank);
- Two 1.2 MVA (emergency) Generator sets and Automatic Transfer Switches to support additional electrical equipment; and
- Provide air conditioning equipment and distribution system for equipment additions noted above.

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 **\$32,000**. This fee represents approximately 1.07% of \$2,972,000, the estimated construction budget.
 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 and will commence services upon Board commissioning.

Project Fund

Fund: 0331 Object: 5680 Location: 9412 Program: 1512 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 firm for Deferred Maintenance Package #25, Renovations, Maintenance and Repairs at Coral Gables Senior High School, Project No. 00266200,

Estimated Construction Cost: \$2,002,716

Date Commissioned: August 2, 2006

- CM at-Risk for Deferred Maintenance Package #14, General Repairs and Rehabilitation at Miami Sunset Senior High, Project No. 00264500
Estimated Construction Cost: \$4,605,360
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 average performance evaluation score issued by staff to BDI was for year 2006. Based on a performance scale of 1-5, the firm received a score of 3.92.

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 NW 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 Emergency Electrical and HVAC Upgrades at the Information Technology Services Building, Project No. 00400000, as follows:

- 1) A total lump sum fee of \$32,000 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