

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

**SUBJECT: COMMISSIONING OF BDI CONSTRUCTION COMPANY AS
CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR DEFERRED
MAINTENANCE PACKAGE #33, RENOVATIONS AT LEISURE
CITY K-8 CENTER
PROJECT NO. A01143**

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 (through FY 08-09). Firms were solicited for Category "C" projects to provide pre-construction services for projects with construction values less than \$5 million.

Six (6) firms applied and were evaluated for this category. All six firms were then interviewed and ranked by the Selection Committee, as follows:

- 1* BDI Construction Company
- 1* Kaléx 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 Kaléx Construction & Development, Inc. are the result of a tie during interviews.

Project Assignment

The referenced CM at-Risk firms are assigned projects based on the alignment of construction values with each firm's capabilities, pre-qualification certificate amounts, workload, performance and scheduling of each project. Based on these criteria, staff recommends commissioning of BDI Construction Company (BDI) for Deferred Maintenance Package #33, Renovations at Leisure City K-8 Center, Project No. A01143.

Negotiations with BDI have been successfully completed as follows:

Project Scope

The Scope of Work, as programmed by The Parsons Brinckerhoff Program Management Team (Final Scope Definition, dated October 6, 2006), includes, but is not limited to, the following:

- Site: Correct drainage campus-wide, including de-mucking, fill and re-grading of the east playfield; addition of interconnected exfiltration trenches; re-sodding and irrigation system(s); re-surfacing, sealing and re-stripping parking lots and service yard as required;
- Exterior: Replace 1) existing aluminum frame storefront wall and window system with CMU and double hung windows (Note: asbestos abatement by MDCPS – A/E to coordinate with MDCPS Dept. of Asbestos Abatement, CM at-Risk Contractor and facility); 2) windows, doors, frames, and exterior lighting; Major paint of entire facility;
- Interior: Replace flooring, ceilings and lighting, chalk boards (with marker and tack boards); repair, clean and seal flooring to remain;
- Electrical: Increase electrical capacity; provide new 10' x 10' (approx.) electrical equipment room, with new FPL feeder and distribution panel(s); replace stage lighting and sound system;
- HVAC: Provide new chiller(s) and a/c distribution system; replace AHUs as required;
- ADA: Renovate toilet rooms campus-wide; replace sinks/cabinets; (Note: portions of ADA Project No. 00161800, currently in design, were deferred and are incorporated into this project); and
- Fire & Life Safety: Provide Automatic Fire Suppression System at kitchen hood.

Estimated Construction Cost: \$5,351,579.

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 Architect/Engineer of Record, as well as all existing on-site conditions, to ensure constructability of the project.
 - Provide the District with value engineering analyses, 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 Architect/Engineer of Record 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 \$40,500. This fee represents approximately 0.75% of \$5,351,579, the estimated construction cost.
 3. The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated in the CM at-Risk Agreement;
 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. Upon completion of the pre-construction services, the CM at-Risk firm shall negotiate a Guaranteed Maximum Price (GMP) for construction of the project. If accepted, staff will submit the negotiated GMP for Board approval; and
 6. BDI Construction Company has agreed to the terms and conditions of the Agreement and will commence services upon Board commissioning.

Project Fund

Fund: 0331 Object: 5680 Location: 2901 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 Emergency Electrical and HVAC Upgrades at the Information Technology Services Building, Project No. 00400000,
Estimated Construction Cost: \$2,972,000
Date Commissioned: March 14, 2007
- CM at-Risk firm for Deferred Maintenance Package #25, Renovations, Maintenance and Repairs at Coral Gables Senior High, 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 performance evaluation score issued by staff to BDI was for the year 2006. Based on a performance scale of 1-5, the firm received an average score of 3.93.

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 BDI Construction Company as Construction Management at-Risk firm for Deferred Maintenance Package #33, Renovations at Leisure City K-8 Center, Project No. A01143, as follows:

- 1) A lump sum fee of \$40,500 for pre-construction services; and
- 2) the Project Scope and the Terms and Conditions, items 1 through 6, as set forth in the body of the agenda item.

NAD:CC:cc