

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

SUBJECT: COMMISSIONING OF KALEX CONSTRUCTION & DEVELOPMENT, INC. AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR ADA RENOVATIONS, PROJECT NO. 00358500; AND MINOR RENOVATIONS, MAINTENANCE AND REPAIRS, PROJECT NO. 00364900; AT BOOKER T. WASHINGTON SENIOR HIGH SCHOOL

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 from 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, 2006:

<u>Ranking</u>	<u>Firm</u>
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 above referenced identical final ranking scores for BDI Construction Company and Kalex Construction & Development, Inc. are 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 Kalex Construction & Development, Inc., (Kalex) as the CM at-Risk firm for ADA Renovations, Project No. 00358500; and Minor Renovations, Maintenance and Repairs; Project No. 00364900 at Booker T. Washington Senior High School.

Negotiations with Kalex have been successfully concluded as follows:

Project Scope

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

- ADA Renovations - upgrade of select existing group toilets, ADA compliant water fountains, recertification of fire control panel, modification of existing clinic, new ADA signage and compliant hardware.
- Minor Renovations, Maintenance and Repairs - group toilet upgrades and classroom unit ventilator replacement in Buildings 10 and 11 only.

The selected CM at-Risk firm will be required to submit several Guaranteed Maximum Price (GMP) proposals to execute this project. If accepted by staff, the negotiated GMP Proposal(s) will be submitted to the Board for approval.

Terms & Conditions

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

1. Kalex 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.

- CM at-Risk for Miscellaneous Projects: Four-year term contract from May 19, 2004 through May 18, 2008 for projects with construction values not to exceed \$1 million each in value.

The most recent performance evaluation score issued by staff to Kalex was for year 2007. Based on a scale of 1-5, the firm received a score of 3.28 for contracting services.

Principal

The Principal/Owner designated to be directly responsible to the Board for Kalex Construction & Development, Inc., is Jorge Diaz. The firm is located at 13540 SW 128th Street, Suite 204, Miami, Fl. 33186.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Kalex Construction & Development, Inc., as Construction Management at-Risk firm for ADA Renovations, Project No. 00358500; and Minor Renovations, Maintenance & Repairs, Project No. 00364900, at Booker T. Washington Senior High School as follows:

- 1) a total lump sum fee of \$13,300 for pre-construction services; and
- 2) the Project Scopes and the Terms and Conditions, items 1 through 7, as set forth in the body of the agenda item.

NAD:CC:cc