

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

**SUBJECT: COMMISSIONING OF BDI CONSTRUCTION COMPANY AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR SEWER CONNECTIONS AT MADISON MIDDLE SCHOOL, PROJECT NO. A0767A AND BROADMOOR ELEMENTARY SCHOOL, PROJECT NO. 00168500**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES**

Introduction

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 was completed in January 2006. CM at-Risk firms were solicited for Category "C" projects to provide pre-construction services for projects with construction values under \$5 million.

The final ranking for Category C is as follows:

<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.

Assignment of CM at-Risk Firm

The 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 assigned BDI Construction Company (BDI) as the CM at-Risk firm to the referenced projects.

Negotiations with BDI have been successfully completed as follows:

### Project Scope

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

Madison Middle and Broadmoor Elementary schools are on a contiguous site and will receive a new on-site lift station, on-site and off-site sanitary sewer connections for the two schools and abandonment of all septic tanks. New sewer work will extend along and under state and local streets which will require utility protection, identification and location of underground utilities (Ground Penetration Radar), asphalt paving and traffic safety as required. Cutting and patching of asphalt walkway and sidewalk, sitework, landscaping, striping, signage and new chain link fence and gate. Coordination with state and local governmental agencies is required.

Based on Phase III 100% documents prepared by ADA Engineering, Inc., (BCC approved July 23, 2007) the combined estimated cost of construction for this project is \$1,876,190.

### 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 **\$37,000**. This fee represents approximately 1.97% of \$1,876,190, the combined estimated construction cost as follows:
  - Madison Middle: \$18,500
  - Broadmoor Elementary: \$18,500

3. Costs for printing shall be reimbursed by the Board on a direct cost basis;
4. The agreement provides for termination by the Board prior to the GMP, with or without cause, upon written notice to the CM at-Risk firm; whereas the CM at-Risk firm may terminate the agreement, with special cause only, upon written notice to the Board in accordance with the terms of the Agreement;
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

- Madison Middle, Project No. A0767A  
Fund: 03711; Object: 5670; Location: 6391; Program: 1316; Function: 7400
- Broadmoor Elementary, Project No. 00168500  
Fund: 0369; Object: 5670; Location: 0521; Program: 1316; 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 #24, General Repairs and Rehabilitation at:  
Greynolds Park Elementary School and Greynolds Park Primary Learning Center, Project No. A01099  
Estimated Construction Cost: \$1,333,534  
Scott Lake Elementary School, Project No. A01141  
Estimated Construction Cost: \$1,608,486  
Commissioned: September 10, 2008
- CM at-Risk for Miscellaneous Projects with Construction Values up to \$1 million each  
Commissioned: November 20, 2007
- CM at-Risk for Deferred Maintenance Package #33, Renovations at Leisure City K-8 Center, Project No. A01143  
Estimated Construction Cost: \$5,351,579  
Commissioned: May 16, 2007

- CM at-Risk for Emergency Electrical and HVAC Upgrades at the Information Technology Services Building, Project No. 00400000  
Estimated Construction Cost: \$2,972,000  
Commissioned: March 14, 2007
- CM at-Risk for Deferred Maintenance Package #25, Renovations, Maintenance and Repairs at Coral Gables Senior High, Project No. 00266200  
Estimated Construction Cost: \$2,002,716  
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  
Commissioned: March 15, 2006
- CM at-Risk for Miscellaneous Projects. Four-year term contract from October 19, 2005 through October 18, 2009 for projects with construction values not to exceed \$1 million each

The most recent overall performance evaluation score issued by staff to BDI was for third quart ending September 2008. Based on a performance scale of 1-5, the firm received an average score of 4.31.

Principal

The Principal/Owner designated to be directly responsible to the Board for BDI Construction Company, is Teobaldo Rosell, Jr. This firm is located at 7270 N.W. 12<sup>th</sup> Street, Suite #200, 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 Sewer Connections at Madison Middle School, Project No. A0767A and Broadmoor Elementary School, Project No. 00168500 under the following considerations:

- 1) A total combined lump sum fee of \$37,000 for pre-construction services:
  - Madison Middle: \$18,500
  - Broadmoor Elementary: \$18,500
- 2) the Project Scopes and the Terms and Conditions, items 1 through 7, as set forth in the body of the agenda item.