

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

**SUBJECT: AWARD TO ZURQUI CONSTRUCTION SERVICES, INC.
CONTRACT / PROJECT NO. JOC10-C1
JOB ORDER CONTRACT/10-CENTRAL 1
FACILITIES OPERATIONS, MAINTENANCE - DISTRICT-WIDE**

**AWARD TO UNITECH BUILDERS CORP.
CONTRACT / PROJECT NO. JOC10-C2
JOB ORDER CONTRACT/10-CENTRAL 2
FACILITIES OPERATIONS, MAINTENANCE – DISTRICT-WIDE**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

**LINK TO
STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY / STABILITY**

Introduction

Job Order Contracting (JOC) is a construction delivery method that has been used successfully by the District for a number of years, primarily in the Facilities Operations Maintenance (Maintenance) area. Project award through JOC is done on the basis of a competitively bid unit price book and multiplier, for a wide range of construction related tasks. As the need arises, projects are then assigned to a selected JOC contractor and project costs are established based on the unit prices times the approved multiplier.

Additional Information

In order to ensure that the District continues to award JOC projects at the most competitive prices possible, bids for JOC contractors were issued earlier this year and subsequently opened on April 27, 2010. Twenty-six pre-qualified contractors were notified of this project, twenty-five contractors picked up the Contract Documents and nineteen contractors attended the mandatory pre-bid meeting on April 6, 2010. In addition to being a competitively bid contract for all firms pre-qualified by the District, these contracts include Minority Business Enterprise (MBE) subcontracting assistance levels of 18% African-American and 6% Women. The bid tabulation results are shown in Attachment A.

Award Recommendation

Based on the tabulated bid results, staff is recommending award to the lowest bidder for each contract: Zurqui Construction Services, Inc, and Unitech Builders Corp. The recommended awards merely establish the JOC firms to which Maintenance will assign work in the future. The initial term of the contract shall be for one year with two possible one-year renewal options, under the same terms and conditions. The minimum value of the contract with each of the two JOC contractors is \$50,000 and the maximum initial value is \$2,000,000. If the maximum value with either or both of the JOC contractors is reached prior to expiration of the contract term/renewal(s), at the direction of the Superintendent or his/her designee, the maximum value may be extended twice for up to \$2,000,000 each time during the contract/renewal term, provided the contractor produces a new Public Construction Performance and Guarantee Bond and a Public Construction Payment Bond for the extended contract amount.

Both of the recommended JOC contractors submitted multipliers that are very favorable to the District and are substantially lower than the estimates provided by the District's JOC consultant, The Gordian Group; these estimates were of 1.1500 and 1.2000, for items # 1 and # 2, respectively, as well as the weighted factor, which was computed by The Gordian Group at 1.1550.

RECOMMENDED: That The School Board of Miami-Dade County, Florida award:

1. Contract/Project No. JOC10-C1, Job Order Contract for Facilities Operations, Maintenance, on the basis of the weighted factor of 0.8455 to the successful bidder, Zurqui Construction Services, Inc., 9755 SW 40 Terrace, Miami, Florida 33165; and
2. Contract/Project No. JOC10-C2, Job Order Contract for Facilities Operations, Maintenance, on the basis of the weighted factor of 0.8542 to the successful bidder, Unitech Builders Corp., 18901 SW 106 Avenue, Suite A210, Miami, Florida 33157.

IC/nc

Attachment A

<u>BIDDER</u>	<u>NOTE</u>	<u>CHECK/ BOND</u>	<u>Item #1</u>	<u>Item #2</u>	<u>WEIGHTED FACTOR</u>
Andale Group, LLC Miami, FL	A	BID BOND \$ 50,000 NO BID INCLUDED	0.0000	0.0000	0.0000
Zurqui Construction Services, Inc.		BID BOND \$ 50,000	0.8450	0.8495	0.8455
Unitech Builders Corp. Miami, FL		BID BOND 5%	0.8542	0.8542	0.8542
JCI International, Inc. Miami, FL		BID BOND \$ 50,000	0.8649	0.8649	0.8649
Fastrack Mgmt. & B Consulting, Inc. W. Palm Beach, FL	B	BID BOND \$ 50,000	0.8696	0.8999	0.8726
Soares Da Costa (Central 1) Contractor LLC Miami, FL		BID BOND \$ 50,000	0.9289	1.1599	0.9520
Soares Da Costa (Central 2) Contractor LLC Miami, FL		BID BOND \$ 50,000	0.9199	1.1699	0.9449
Mexal Corp. Miami, FL		BID BOND \$ 50,000	0.9500	0.9525	0.9503
Lemartec Engineering & B Construction Corp. Miami, FL	B	BID BOND \$ 50,000	0.9600	0.9750	0.9615
Team Contracting, Inc. Miami, FL		BID BOND \$ 50,000	0.9744	0.9974	0.9767
BDI Construction Company Miami, FL		BID BOND \$ 50,000	1.0759	1.0950	1.0778
H.A. Contracting Corp. Miami, FL		BID BOND \$ 50,000	1.0700	1.1700	1.0800
Grace & Naeem Uddin, Inc. Sunrise, FL		BID BOND \$ 50,000	1.1500	1.2500	1.1600

Item # 1 applies to work performed during normal working hours.

Item # 2 applies to work performed at other than normal working hours, e.g. overtime.

Weighted Factor was computed for purpose of Bid analysis only and based on $(.90 \times \text{Item \#1}) + (.10 \times \text{Item \#2})$

Notes: A- Contractor did not submit a bid
B- This contractor was not pre-qualified by M-DCPS prior to bidding, as required.