

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

**SUBJECT: AWARD TO EPIC CONTRUCTION INC., BDI CONSTRUCTION
COMPANY AND H. A. CONTRACTING CORP.
CONTRACT / PROJECT NO. JOC10-C3
JOB ORDER CONTRACT/10-CENTRAL 3
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, advertised bids for JOC contractors were received and opened on October 5, 2010 by The School Board of Miami-Dade County, Florida. The bid tabulation results are shown in Attachment A.

Twenty-six pre-qualified contractors were notified of this project and twenty-five contractors attended the mandatory pre-bid meeting on September 14, 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.

Award Recommendation

Based on the tabulated bid results, staff is recommending award to three lowest bidders, Epic Construction Inc., BDI Construction Company and H.A. Contracting 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.

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.

For the purposes of bid analysis only, a Weighted Factor was calculated based on $.90 \times \text{Item \#1} + .10 \times \text{Item \#2}$.

Funding for this contract will be provided by individual projects fund sources.

RECOMMENDED: That The School Board of Miami-Dade County, Florida award Contract/Project No. JOC10-C3, Job Order Contract for Facilities Operations, Maintenance, on the basis of the weighted factor to the following successful low bidders:

1. Epic Construction Inc. with a Weighted Factor of 0.8063,
2. BDI Construction Company with a Weighted Factor of 0.8187; and
3. H.A. Contracting Corp. with a Weighted Factor 0.8435.

<u>BIDDER</u>	<u>CHECK/ BOND</u>	<u>Item #1</u>	<u>Item #2</u>	<u>WEIGHTED FACTOR</u>
Epic Construction Inc. Palmetto Bay, FL	BID BOND \$50,000	0.8050	0.8175	0.8063
BDI Construction Company Miami, FL	BID BOND \$50,000	0.8187	0.8187	0.8187
H.A. Contracting Corp. Miami, FL	BID BOND \$50,000	0.8383	0.8900	0.8435
Mexal Corp. Miami, FL	BID BOND \$50,000	0.8540	0.8540	0.8540
JCI International, Inc. Miami, FL	BID BOND \$50,000	0.8890	0.8890	0.8890
Thornton Construction Company, Inc. Miami, FL	BID BOND \$50,000	0.9100	0.9350	0.9125
Team Contracting, Inc. Miami, FL	BID BOND \$50,000	0.9594	1.0104	0.9645
JCON Group Corp. Miami, FL	BID BOND \$50,000	0.9799	1.0299	0.9849
JAXI Builders, Inc. Miami, FL	BID BOND \$50,000	1.0000	1.1000	1.0100
Carivon Construction Co. Miami, FL	BID BOND \$50,000	1.0107	1.0275	1.0124
Design Build Interamerican, Inc. Miami, FL	BID BOND \$50,000	1.0096	1.0965	1.0183
ABC Construction, Inc. Miami, FL	BID BOND \$50,000	1.1500	1.5500	1.1900

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 x Item #1 + .10 Item #2