

Business Operations  
Facilities Operations and Legislative Support  
Suzanne A. Marshall, Administrative Director

**SUBJECT: COMMISSIONING OF JASCO CONSTRUCTION COMPANY, INC., KALEX CONSTRUCTION & DEVELOPMENT, INC., STOBS BROTHERS CONSTRUCTION COMPANY, TURNER CONSTRUCTION COMPANY, AND ZURQUI CONSTRUCTION SERVICES, INC., FOR A TWO-YEAR TERM CONTRACT FOR CONSTRUCTION MANAGEMENT (CM) AT-RISK SERVICES FOR MISCELLANEOUS PROJECTS WITH AN ESTIMATED CONSTRUCTION COST OF UP TO \$500,000 EACH**

**COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION**

Staff has completed the selection process for five (5) firms to provide Construction Management (CM) at-risk services for a two-year term. Thirteen (13) firms applied and on August 14, 2002, the Selection Committee interviewed the following five (5) firms:

- Jasco Construction Company, Inc. (Miami, FL)
- Kalex Construction & Development, Inc. (Miami, FL)
- Stobs Brothers Construction Company (Miami, FL)
- Turner Construction Company (Miami, FL)
- Zurqui Construction Services, Inc. (Miami, FL)

All of the above firms were selected for this contract. The following fees, scope of services, and contract terms and conditions, have been negotiated with each firm:

1. The services include pre-construction services (design review through bidding) development of a Guaranteed Maximum Price (GMP) for construction and upon acceptance of the GMP, the actual construction of the project. Upon each project assignment, via work order, the Board and the CM shall agree as to the level of service each project will require. Compensation for those selected services shall be as follows:

**Jasco Construction Company, Inc. (Jasco)**

	<b>Project Construction Cost</b>		
	Less than \$100,000	\$100,001- \$300,000	\$300,001- \$500,000
• Design review, constructability & Value Engineering	\$2,225	\$4,150	\$5,080

• Review of existing conditions	2,550	5,075	6,200
• Cost Estimating	1,150	1,775	2,800
• Scheduling	1,400	3,600	5,900
• Bidding	1,975	2,800	4,225
• General Conditions (per diem)	392	500	610
• Bonds, General Liability Insurance, Overhead & Profit	24.0%	17.75%	15.75%

**Kalex Construction & Development, Inc. (Kalex)**

	Project Construction Cost		
	Less than \$100,000	\$100,001- \$300,000	\$300,001- \$500,000
• Design review, constructability & Value Engineering	\$1,870	\$4,080	\$5,180
• Review of existing conditions	2,540	4,950	6,625
• Cost Estimating	1,100	1,780	3,080
• Scheduling	1,110	2,200	3,300
• Bidding	1,430	2,200	3,800
• General Conditions (per diem)	385	500	600
• Bonds, General Liability Insurance, Overhead & Profit	24.0%	19.0%	17.0%

**Stobs Brothers Construction Company (Stobs)**

	Project Construction Cost		
	Less than \$100,000	\$100,001- \$300,000	\$300,001- \$500,000
• Design review, constructability & Value Engineering	\$1,800	\$4,020	\$5,080
• Review of existing conditions	2,540	4,875	6,625
• Cost Estimating	1,060	1,700	2,975
• Scheduling	1,150	2,000	3,275
• Bidding	1,350	2,100	3,800
• General Conditions (per diem)	385	500	610
• Bonds, General Liability Insurance, Overhead & Profit	22.25%	17.75%	15.75%

**Turner Construction Company (Turner)**

	Project Construction Cost		
	Less than \$100,000	\$100,001- \$300,000	\$300,001- \$500,000
• Design review, constructability & Value Engineering	\$1,800	\$4,020	\$5,000

• Review of existing conditions	2,540	4,800	6,625
• Cost Estimating	1,060	1,700	2,900
• Scheduling	1,150	2,000	3,300
• Bidding	1,350	2,100	3,800
• General Conditions (per diem)	385	500	600
• Bonds, General Liability Insurance, Overhead & Profit	22.0%	17.75%	15.75%

**Zurqui Construction Services, Inc. (Zurqui)**

	Project Construction Cost		
	Less than \$100,000	\$100,001- \$300,000	\$300,001- \$500,000
• Design review, constructability & Value Engineering	\$1,800	\$3,950	\$5,090
• Review of existing conditions	2,540	4,875	6,625
• Cost Estimating	1,060	1,800	3,000
• Scheduling	1,150	2,000	3,000
• Bidding	1,350	2,000	3,800
• General Conditions (per diem)	385	500	600
• Bonds, General Liability Insurance, Overhead & Profit	23.0%	18.0%	16.0%

2. For projects with a construction cost less than \$50,000, the Board may direct the CM to perform any specific service on a time and material basis plus a 25% mark-up or on a negotiated lump sum basis, whichever is more beneficial for the Board.
  
3. The term of this agreement is for a period of two (2) years, with the second year being at the Board's option. The second year of each contract must be approved and ratified by the Board prior to its commencement. The contract term for each firm shall commence as follows:
  - Jasco: January 15, 2003 through January 14, 2005
  - Kalex: October 24, 2002 through October 23, 2004
  - Stobs: October 24, 2002 through October 23, 2004
  - Turner: October 24, 2002 through October 23, 2004
  - Zurqui: October 24, 2002 through October 23, 2004
  
4. The work will be assigned on the basis of each firm's workload and successful performance of previous assignments.
  
5. The Board does not guarantee any minimum number of project assignments. Moreover, the total annual construction cost value assigned to each contract shall not exceed \$5,000,000 per year.

6. The CM shall provide the required General Liability insurance coverage, and performance and payment bonds, in accordance with the Board approved General Conditions of the construction agreement.
7. The agreement provides for termination by either the Board or the CM prior and after the GMP has been accepted, upon written notification by either party.

The Principal/Owner of Jasco Construction Company, Inc. is Esteban L. Suarez.

The Principal/Owner of Kalex Construction & Development, Inc. is Alex Gonzalez.

The Principals/Owners of Stobs Brothers Construction Company are J. Robert Stobs, J. Robert Stobs II, Carol Stobs, Donald W. Stobs Jr., and Shirley S. Davis.

The Principals/Owners of Turner Construction Company are Michael B. Smith, Scott Skidelsky, Denise Mincey-Mills, and Dan Vonkossovsky.

The Principal/Owner of Zurqui Construction Services, Inc. is Eduardo Gonzalez.

Supplemental information will be submitted to the Board under separate cover.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission the firms of Jasco Construction Company, Inc., Kalex Construction & Development, Inc., Stobs Brothers Construction Company, Turner Construction Company, and Zurqui Construction Services, Inc., for a two-year term contract for Construction Management (CM) At-Risk services, under the above terms and conditions, for miscellaneous projects with an estimated construction cost of up to \$500,000 each.

NAD:rr