

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF ZURQUI CONSTRUCTION COMPANY, INC.,
AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR NEW 10
CLASSROOM MODULAR ADDITIONS AT PERRINE ELEMENTARY
PROJECT NO. 000178300 AND HOWARD DRIVE ELEMENTARY
SCHOOL - PROJECT NO. 000178400**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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 for 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, 2005:

- 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.

The Selection Committee was comprised of the following individuals:

Committee Member

Ailsa Simon
Dr. Steve Gallon
Janet Kelly
Humberto Cabanas
Erick Laventure
Brad Powell
Dennis Caserta
Juan Contijoch (non-voting)

Representing

Office of the Superintendent
School Operations
Capital Improvements Projects
Capital Improvements Projects
Maintenance Operations
Educational Facilities Compliance
Business Development and Assistance
A/E Selection, Negotiations & Design Management

Assignment of projects will be based on alignment of project construction values with each of the firms' capabilities, pre-qualifications certificate amounts and the timing of each project. Firms will be assigned projects as they become available.

All Category "C" Firms were invited to participate in the pre-negotiations for New 10 Classroom Modular Additions at Perrine Elementary and Howard Drive Elementary. One firm (Zurqui Construction Services, Inc.) responded to the urgent need of the District to accomplish the referenced time sensitive projects. Therefore, staff proceeded to negotiate with the Zurqui Construction Services, Inc. (Zurqui), to provide CM At-Risk services for the following projects:

- New 10 Classroom Modular Addition at Perrine Elementary, Project No. 000178300
- New 10 Classroom Modular Addition at Howard Drive Elementary, Project No. 000178400

The negotiations with Zurqui have been successfully completed.

Project Scopes

Perrine Elementary

New single-story 10 classroom building to house 220 intermediate student stations. Related sitework includes, but is not limited to, additional parking, new hardcourts, playground, grading, drainage, connection to water/sewer, irrigation, landscaping, parent drop-off, PE shelter with office and storage.

Construction Cost Estimate: \$3 million
Substantial Completion by: July 14, 2006

Howard Drive Elementary

New single-story 10 classroom building to house 204 student stations (132 intermediate student stations and 72 primary student stations). Related sitework includes, but is not limited to, parking lot expansion, removal of septic tank, grading, drainage, connection to water/sewer, irrigation and landscaping.

Construction Cost Estimate: \$2 million
Substantial Completion by: July 14, 2006

Terms and Conditions

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

1. Zurqui agrees to provide the requisite pre-construction services for these projects if required by District staff including, but not limited to, the following:
 - Review all design and construction documents prepared by the Project Architect/Engineers, 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 lump sum fee for pre-construction services are:
 - Perrine Elementary \$18,000
(which represents approximately 0.6% of the estimated construction cost)
 - Howard Drive Elementary \$11,000
(which represents approximately 0.55% of the estimated construction cost)
 3. Overhead and profit for the referenced projects are limited to 10% of the GMPs. Bonds and general liability insurance requirements will be reimbursed by the Board on a direct cost basis.
 4. Zurqui has committed to achieve substantial completion by July 14, 2006 for both projects.
 5. The cost of printing shall be reimbursed by the Board on a direct cost basis, with prior authorization from staff.
 6. The agreement provides for termination by the Board, with or without cause, upon thirty (30) days written notice to the CM At-Risk firm; whereas, the CM At-Risk firm may terminate the agreement, with cause only, upon thirty (30) days written notice to the Board.
 7. 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.
 8. Upon completion of its pre-construction services, the CM At-Risk firm shall submit a Guaranteed Maximum Price (GMP) to execute the project. The final negotiated GMP will then be submitted by staff to the Board for its approval.
 9. Zurqui has agreed to the terms and conditions of the agreement.

Project Fund

The funding source for this project is as follows:

Perrine Elem Fund: 0301, Obj.: 5630, Loc: 4381, Prog: 1203 and Func: 7400
 Howard Drive Elem Fund: 0301, Obj.: 5630, Loc: 2541, Prog: 1203 and Func: 7400
Prior Commissioning and Performance Evaluation

The Board has commissioned Zurqui for the following projects and/or continuing contracts within the last three years:

- CM at-Risk for Miscellaneous Projects, for projects with construction values not to exceed \$1 Million each.
Commissioned: October 19, 2005
- CM at-Risk for Pre-Construction Services at Allapattah Middle for QZAB Remodeling and Renovations, Project No. LP0040
Estimated Construction Cost: \$1,790,000
Commissioned: October 19, 2005
- CM at-Risk for Miscellaneous Projects, for projects with construction values not to exceed \$500,000 each.
Commissioned: October 23, 2002

The most recent overall performance evaluation score issued by staff to Zurqui was for the quarter ending September 30, 2005. Based on a performance scale of 1-5, the firm received a score of 3.47.

Principal

The Principal/Owner for Zurqui Construction Service, Inc., is Eddie Gonzalez, Jr. The firm is located at 9755 SW 48 Terrace, Miami, Florida 33165

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of Zurqui Construction Services, Inc., as Construction Management (CM) At-Risk firm for New 10 Classroom Modular Additions at Perrine Elementary – Project No. 000178300 and Howard Drive Elementary - Project No. 000178400

- 1) a total lump sum fee of:
 - Perrine Elementary \$18,000
 - Howard Drive Elementary \$11,000which represents approximately 0.6% of the estimated construction cost of \$3 million for Perrine Elementary and approximately 0.55% of the estimated construction cost of \$2 million for Howard Drive;
- 2) Overhead and profit for the referenced projects are limited to 10% of the GMPs and bonds, general liability insurance will be reimbursed on a direct cost basis; and,
- 3) other terms and conditions, as set forth in the body of this agenda item.

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