

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

**SUBJECT:**            **COMMISSIONING OF BDI CONSTRUCTION COMPANY AS REPLACEMENT CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR DEFERRED MAINTENANCE PACKAGE #24, GENERAL REPAIRS AND REHABILITATION AT GREYNOLDS PARK ELEMENTARY SCHOOL AND GREYNOLDS PARK PRIMARY LEARNING CENTER, PROJECT NO. A01099 AND SCOTT LAKE ELEMENTARY SCHOOL, PROJECT NO. A01141**

**COMMITTEE:**            **FACILITIES AND CONSTRUCTION REFORM**

**LINK TO 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.

**REVISED**  
**F - 31**

## Background

Aventura Engineering and Construction Corp. (Aventura) was commissioned by the Board on June 14, 2006 as the CM at-Risk to perform pre-construction services for Deferred Maintenance Package #24, General Repairs and Rehabilitation at Greynolds Park Elementary School and Greynolds Park Primary Learning Center (PLC), Project No. A01099, and Scott Lake Elementary School, Project No. A01141. Staff negotiated a GMP with Aventura and awarded the Greynolds Park Elementary School and PLC project at the June 2008 Board meeting. However, the CM notified staff that it was unable to obtain the bonding required for this project. A Notice of Default of Contract and Recommendation of Termination for Cause on both projects was issued to Aventura on August 12, 2008. The replacement of Aventura as the CM at-Risk firm is contingent upon Board approval of a companion Board item for termination for cause (F-30). } REVISED

## Assignment of Replacement CM at-Risk Firm

The Category "C" 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 replacement 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 general repairs and rehabilitation:

#### 1. Greynolds Park Elementary and Greynolds Park PLC, Project No. A01099

- Site – Resurface the parking lot(s); replace existing fence, gate, flagpole and traffic signs; replace asphalt walkways and concrete sidewalks; remove exposed concrete footing near east stair; repair ramp apron and guardrails, new asphalt at PE Courts; replace backflow devices and downspouts and drain pans and connect to existing underground storm system;
- Building Envelope – Replacement of aluminum windows, add joint sealant in several buildings; replacement of exterior steel doors, frames and hardware; add waterproofing; block-up existing ventilation at toilet rooms; provide ADA-complaint ramps to all buildings;
- Interior – Major paint throughout; provide storage shelves, handrails, thresholds, and wood doors; new panic hardware in dining area and media center; replacement of existing display case glazing, stair treads and nosings; replacement of all markerboards, acoustical ceiling, VCT flooring and new cabinets in building 15; coordinate all work with M-DCPS office of Asbestos Abatement;

- Structural – Replacement of expansion joint covers in several buildings and structural concrete in building 1;
- HVAC – Replace existing air conditioning wall mounted units in all classrooms; and provide new wall mounted exhaust fans;
- Plumbing – Renovate all group toilet rooms to meet ADA requirements; replace all existing water fountains to meet ADA requirements; and
- Electrical – Up-grade all existing outlets near wet areas to comply with GFI requirements in primary classrooms; provide emergency lighting according to Safety-to-Life Report and exit signs with battery back-up; repair exposed wiring in electrical panels and provide covers; redistribute the electrical load for the existing A/C window units; replace all damaged convenience outlets and make minor repairs.

Based on Phase III 100% documents prepared by ADA Engineering, Inc., (dated May 25, 2007) the estimated cost of construction for this project is \$1,333,534.

2. Scott Lake Elementary, Project No. A01141

- Site – Repaint paved play area; re-stripe parking areas; replace wheel stops; remove underground storage tank;
- Building Envelope - provide new rescue emergency panels and new windows in building 7.
- Interior – Remodel Bertha Abess Center (building 7) to provide new classrooms and related support spaces, replacement of all building systems; major paint throughout the facility; provide new signage; replacement of ceiling tiles and markerboards in classroom buildings 2, 3, 5, 6 and 8;
- HVAC – Replace 15 ton evaporator condenser in Media Center and in building 7; replace existing wall-mounted air conditioning units in all classrooms;
- Plumbing – replace boiler and unit ventilators; add new hot water heater and connect to city gas;
- Electrical – Replace interior lighting and battery pack emergency lights; provide fire alarm system and lightning protection; provide additional receptacles in classroom buildings.

Based on Phase III 100% documents prepared by ADA Engineering, Inc., (dated July 23, 2007) the estimated cost of construction for this project is \$1,608,486.

## 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 **\$31,500**. This fee represents approximately 1.05% of \$2,980,940, the combined estimated construction cost as follows:
  - Greynolds Park Elementary & Greynolds Park PLC: \$15,750
  - Scott Lake Elementary: \$15,750
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

- Greynolds Park Elementary / Greynolds Park PLC, Project No. A01099  
Fund: 0380; Object: 5680; Location: 2281; Program: 2808/1508/1153; Function: 7400
- Scott Lake Elementary, Project No. A01141  
Fund: 0368; Object: 5680; Location: 4881; Program: 2280; 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 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 year 2007. Based on a performance scale of 1-5, the firm received an average score of 3.95.

## 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 replacement Construction Management at-Risk firm for Deferred Maintenance Package #24, General Repairs and Rehabilitation at Greynolds Park Elementary School and Greynolds Park Primary Learning Center, Project No. A01099, and Scott Lake Elementary School, Project No. A01141 under the following considerations: } REVISED

- 1) A total combined lump sum fee of \$31,500 for pre-construction services:
  - Greynolds Park Elementary School and PLC \$15,750
  - Scott Lake Elementary School \$15,750
- 2) the Project Scopes and the Terms and Conditions, items 1 through 7, as set forth in the body of the agenda item.

NAD:CC:cc