

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

**SUBJECT:           TERMINATION OF ZURQUI CONSTRUCTION SERVICES, INC.,  
FOR CONVENIENCE, AS CONSTRUCTION MANAGEMENT AT-  
RISK FIRM FOR DEFERRED MAINTENANCE PACKAGE #19,  
RENOVATIONS, MAINTENANCE AND REPAIRS AT SUNSET  
ELEMENTARY SCHOOL  
PROJECT NO. 00261700**

**COMMITTEE:           FACILITIES AND CONSTRUCTION REFORM**

**LINK TO  
STRATEGIC PLAN:       IMPROVE CONSTRUCTION SERVICES**

On February 15, 2006, the Board commissioned Zurqui Construction Services, Inc. (Zurqui) as Construction Management (CM) at-Risk firm for Deferred Maintenance Package #19, Renovations, Maintenance and Repairs at Sunset Elementary, Project No. 00261700.

Presently, under a separate project, another CM at-Risk firm is completing a new two-story modular building at the same site. Therefore, staff considers that it would be in the best interest of the District to assign the deferred maintenance project to the CM at-Risk firm for the modular project. This change would save mobilization costs, reduce potential conflicts in the work and disruption of school operations (e.g., utilities, exterior painting, etc.). As of this date, Zurqui has not performed any pre-construction services related to the deferred maintenance project, and therefore no compensation is due.

The District issued a Notice of Recommendation for Termination, for Convenience, to Zurqui on February 11, 2009, in accordance with Article 9.2.2 of the CM at-Risk Agreement. The action is in no way intended as a negative reflection on the performance of Zurqui. Staff will prepare a recommendation for a CM at-Risk replacement at a later date.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, terminate the Construction Management at-Risk Agreement, for convenience, with Zurqui Construction Services, Inc., for Deferred Maintenance Package #19, Renovations, Maintenance and Repairs at Sunset Elementary, Project No. 00261700, pursuant to the conditions stipulated in the body of the agenda item.