

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

**SUBJECT:           AWARD TO MEXAL CORP.  
                      CONTRACT / PROJECT NO. JOC12-C1  
                      JOB ORDER CONTRACT/12-CENTRAL 1  
                      MAINTENANCE OPERATIONS  
                      ALL REGIONS OF THE MDCPS MAINTENANCE OPERATIONS**

**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. Contract award is recommended on the basis of a competitively bid multiplier and unit price book. This construction delivery system is used to perform a wide variety of tasks and maintenance related activities. As the need arises, projects are assigned to the awarded contractor and project costs are established based on the unit prices times the bid multiplier.

Additional Information

In order to ensure that the District continues to award JOC contracts at the most competitive prices possible, advertised bids for JOC contractors were received and opened on May 15, 2012 by The School Board of Miami-Dade County, Florida. The bid tabulation results are shown in Attachment A.

Fourteen contractors attended the mandatory pre-bid meetings on April 10 and May 1, 2012.

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 the low bidder, Mexal Corp.

The recommended award merely establishes the JOC firm 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 is \$50,000 and the maximum initial value is \$2,000,000. If the maximum value 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 contractor 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 x Item #1 + .10 x 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. JOC12-C1, Job Order Contract/12-Central1 for Facilities Operations, Maintenance, on the basis of the weighted factor of 0.8341 to the low bidder:

Mexal Corp.  
7424 SW 48<sup>th</sup> Street  
Miami, FL 33155

**BID RESULTS FOR JOC12-C1**

Attachment A

<u>BIDDER</u>	<u>CHECK/ BOND</u>	<u>Item #1</u>	<u>Item #2</u>	<u>WEIGHTED FACTOR</u>
Mexal Corp. Miami, FL TSA Y Addendum #1 Y	BID BOND \$ 50,000	0.8341	0.8341	0.8341
MAC Construction Miami, FL TSA Y Addendum #1 Y	BID BOND \$ 50,000	0.8295	0.8900	0.8356
Allied Contractors Miami, FL TSA Y Addendum #1 Y	BID BOND \$ 50,000	0.8378	0.8378	0.8378
GEC Associates Miami, FL TSA Y Addendum #1 Y	BID BOND \$ 50,000	0.8460	0.8460	0.8460
FHP Tectonics Corp. Miami, FL TSA Y Addendum #1 Y	BID BOND \$ 50,000	0.8577	0.8579	0.8577
Team Contracting Inc. Miami, FL TSA Y Addendum #1 Y	BID BOND \$ 50,000	0.9249	0.9331	0.9257
Carivon Construction Co. Miami, FL TSA Y Addendum #1 Y	BID BOND \$ 50,000	0.9837	0.9925	0.9846
Fastrack MCI Miami, FL TSA Y Addendum #1 Y	BID BOND \$ 50,000	1.0800	1.1880	1.0908

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