

Office of School Facilities  
Jamie G. Torrens, Temporary Chief Facilities Officer

**SUBJECT: FINAL RENEWAL OF CONTRACTUAL AGREEMENT WITH  
UNITECH BUILDERS CORP.  
PROJECT NO. JOC05-C15  
JOB ORDER CONTRACT/05-CENTRAL 15  
FACILITIES OPERATIONS, MAINTENANCE  
ALL REGIONS OF MDCPS FACILITIES OPERATIONS,  
MAINTENANCE  
(ORIGINAL CONTRACT NO. JOC05-C15)  
FIRST RENEWAL CONTRACT NO. JOC05C15A  
FINAL RENEWAL CONTRACT NO. JOC05C15B**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

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

Background

Since 1991, the District has utilized a contracting method known as Job Order Contracting (JOC), which is used to acquire general construction services to execute minor construction and capitalized maintenance projects. Work orders are based on competitively bid unit pricing.

Renewal of Contractual Agreement

At its meeting of April 18, 2006, The School Board approved an award to Unitech Builders Corp. for Job Order Contracting Services, with an initial contract value of \$2,000,000 and two renewal options of \$2,000,000. After evaluating the services rendered by Unitech Builders Corp., Facilities Operations, Maintenance has determined that this contractor has performed satisfactorily and is requesting authorization to renew the contractual agreement for an additional period of one year.

The current contract expires on May 17, 2007, and the one-year renewal period will commence on the date that the current contract meets the maximum value, or on May 18, 2007, whichever occurs first. Article 14 of the contract also prescribes a cost adjustment based on the Construction Cost Index as published by Engineering News Record. This adjustment results in an overall cost increase of 7.19% to the unit prices.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida authorize the Superintendent to renew the contractual agreement with Unitech Builders Corp, Contract No. JOC 05-C15B, in conformance with Article 14 of the contract, for a period of one year, commencing on the date the current contract meets the maximum value, or on May 18, 2007 whichever occurs first.