

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

**SUBJECT: COMMISSIONING OF UNITECH BUILDERS CORP., AS THE CONSTRUCTION MANAGEMENT AT-RISK FIRM (SHELTERED MARKET - SMALL MICRO BUSINESS ENTERPRISE) FOR GENERAL OBLIGATION BOND (GOB)-FUNDED RENOVATIONS AT HENRY M. FLAGLER ELEMENTARY SCHOOL, PROJECT NO. 01433800, LOCATED AT 5222 N.W. 1 STREET, MIAMI, FL 33126**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

**LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY**

Introduction

In March 2015, a solicitation for Sheltered Market Small/Micro Business Enterprises (SMBE) was published to competitively select a Construction Management at-Risk (CMR) firm for each of the following four (4) GOB-funded Projects:

- Henry M. Flagler Elementary School, Project No. 01433800
- Hibiscus Elementary School and Building 07 Replacement, Project No. 01424100
- D. A. Dorsey Technical College, Project No. 01442900
- Jack D Gordon Elementary School and Offsite Primary Learning Centers, Project No. 01433900

Ten (10) firms responded to the solicitation. Four (4) firms were not evaluated due to incomplete submittals; six (6) firms were evaluated and all were short-listed to interview for the projects. LEE Construction Group, Inc., and Arya Construction & Design, Inc., declined to interview. On June 4, 2015, the four (4) remaining short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Unitech Builders Corp. (Unitech) <sup>(a)</sup>
2	Veitia Padron Incorporated <sup>(a)</sup>
3	Carivon Construction Company, Inc. <sup>(a)</sup>
4	J.R.T. Construction Co. <sup>(a)</sup>

Note: (a) Prime firm holds a current M-DCPS Minority/Women Business Enterprise (M/WBE) Certificate

This solicitation included Mandatory SMBE Sub-consultant & Sub-contracting Goals and Local Workforce Utilization Goals as follows:

School	Mandatory SMBE Sub-consultant and Sub-contracting Goals			Local Workforce Utilization
	Pre-construction	Construction	Construction Management	
Henry M. Flagler Elementary	5%	15%	10%	20% (county wide)

Selection

In accordance with the solicitation, and the interview process, the highest-ranked firm was selected to negotiate for the highest-valued project, the second-ranked firm for the second-valued project, the third-ranked firm for the third-valued project and the fourth-ranked firm for the fourth-valued project.

Unitech was ranked highest and, therefore, negotiated for the highest-valued GOB-funded Renovations Project at Henry M. Flagler Elementary School. Negotiations were successfully concluded and Unitech has agreed to provide the required CMR Pre-construction Services. The second, third and fourth-ranked firms successfully negotiated for their respective projects and will be presented under separate Board agenda items.

Project Scope

The preliminary scope of campus-wide miscellaneous renovations includes, but is not limited to:

- Site-related items such as a new bus drop-off and playground replacement
- Window and door replacement
- HVAC and plumbing upgrades and restroom renovations
- Electrical upgrades and other miscellaneous renovations

The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus. New construction shall be designed and constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system.

Construction Delivery Method

To minimize disruption to students and faculty during construction, and in accordance with the M-DCPS Construction Delivery Method Matrix, the CMR delivery method has been selected for this project. However, the Board reserves the right to utilize an alternative delivery method, if necessary.

Office of Economic Opportunity (OEO) Review

The M-DCPS OEO staff established the SMBE and M/WBE certification status of all team members and verified the existence of a Memorandum of Understanding for each sub-consultant outlining roles and responsibilities, as follows:

<b>PRIME FIRM:</b> <u>Unitech is a M-DCPS certified Hispanic American-owned business</u>  <b>SUB-CONSULTANT FIRM NAME:</b>	<b>ROLE / RESPONSIBILITY</b>	<b>M/WBE CERTIFICATION CATEGORY</b>	<b>SB/MBE CERTIFICATION CATEGORY</b>	<b>GOAL (%) COMMITMENT</b>
Max Wolfe Architect, Inc.	Scheduling Review, Local Workforce	-	SMBE	1.0%
Gamax Consulting	Scheduling	HA	SMBE	2.0%
Palenzuela & Hevia Design Group	Design Review	HA	SMBE	2.0%
Ann Pope Consulting, Inc.	Outreach Coordination	AA	SMBE	3.0%
<b>TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal <u>5.0%</u>)</b>				<b>8.0%</b>

Legend: AA - African American  
 HA - Hispanic American  
 SMBE - Small & Micro Business Enterprise

Construction Budget \$2,275,447 (GOB-funded)

Project Schedule

Unitech has agreed to the following Architect's document submittal schedule and CMR's deliverables:

- Program Validation/Final Scope Definition Report: August 3, 2015
- Phase I - Schematic Design: August 28, 2015
- Phase - II/III Construction Documents 50% complete: October 26, 2015
- Phase - II/III Construction Documents 100% complete: December 15, 2015

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Prime: May 2016
- Construction - Substantial Completion: August 2017
- Final Completion/Acceptance (Occupancy): October 2017

Terms & Conditions

1. Unitech has agreed to a lump sum fee for CMR Pre-construction Services of \$21,616, which represents approximately 0.95% of the Construction Budget of \$2,275,447. In consideration for entering into this Agreement, the CMR agrees that any and all costs and fees incurred by the CMR associated with the CMR's performance of all pre-construction services set forth in this Agreement shall be borne solely by the CMR. Pre-construction Services fees shall be paid based on completion of the following listed phases/deliverables:

<b>PRE-CONSTRUCTION SERVICES</b>	<b>LUMP SUM FEE (PER TASK)</b>
Phase I - Schematic Design (completed/accepted by M-DCPS)	\$ 4,323
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$ 5,404
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$ 6,485
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment.	\$ 5,404
<b>TOTAL PRE-CONSTRUCTION FEE:</b>	<b>\$21,616</b>

Note: Hourly rates do not apply to this service and were not negotiated.

2. The CMR 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. Review of existing conditions includes cost for all Ground Penetration Radar services;
  - 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.
3. The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the CMR Agreement.
4. Upon completion of the pre-construction services, the CMR firm shall negotiate a GMP for the construction project. If accepted, staff will submit the negotiated GMP for Board approval.
5. The CMR shall maintain no less than a \$500,000, Professional Liability Insurance policy with a maximum deductible of \$2,500, Worker's Compensation/Employers

Liability Insurance, Comprehensive General Liability and Comprehensive Auto Liability Insurance.

6. The Agreement may be terminated by the Board, with cause or for convenience prior to GMP, upon ten (10) days written notice to the CMR; whereas, the CMR may terminate the Agreement if the work is stopped for a period of 60 days through no act or fault of the CMR.
7. The CMR is required to submit a monthly report to the OEO documenting compliance with the Mandatory SBE/MBE Utilization Goals for Sub-consultants and Sub-contractors.
8. The CMR has agreed to the terms and conditions of the Agreement and will commence services upon Board commissioning.

#### Selection Committee

The Selection Committee consisted of the following individuals:

#### Committee Members

Meriel Seymore, ABC Committee member  
Thomas Spaulding, District 1 Representative  
Torey Alston, Executive Director  
Blanca Bazan, Sr. Project Manager  
Don Bailey, Project Manager II  
Christine Camacho, Project Manager II  
Lewis Cooper, Registered Architect  
Arnold Montgomery, Administrative Director

#### Representing

Superintendent of Schools  
Community Representative  
M-DCPS Office of Economic Opportunity  
M-DCPS Office of School Facilities  
M-DCPS Office of School Facilities  
M-DCPS Office of School Facilities  
Educational Facilities Code Compliance  
Office of District School Operations

A representative of M-DCPS A/E Selection & Negotiations acted as the Facilitator (non-voting) for the interviews and Chief Negotiator during negotiations. A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation.

#### Project Funding (GOB funded)

Fund: 351000; Object: 563000; Location: 1188100; Program: 19890000; Function: 740000

#### Prior Commissioning

The Board has commissioned Unitech for the following services within the last three years:

- Sheltered Market Construction Management at-Risk Firm for Miscellaneous Projects up to \$1M for a four-year term, Category A. Small Business Enterprises  
Commissioned: March 12, 2014

#### Principal

The Principal/Owner designated to be directly responsible to the Board for Unitech is Anthony R. Gomez. The firm is located at 16115 S.W. 117 Avenue, Suite 23, Miami, FL 33177.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission Unitech Builders Corp. as the Construction Management at-Risk firm (Sheltered Market - Small Micro Business Enterprise) for General Obligation Bond-funded Renovations at Henry M. Flagler Elementary School, Project No. 01433800, located at 5222 N.W. 1 Street, Miami, Fl 33126, as follows:

- 1) a lump sum fee of \$21,616 for Pre-construction Services;  
and
- 2) the project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:CC:cc