

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 MAE M. WALTERS ELEMENTARY SCHOOL, PROJECT NO. 01434700, LOCATED AT 650 W. 33 STREET, HIALEAH, FL 33012

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction

In May 2015, a solicitation (Request for Qualifications #126) was published to competitively select a Construction Management at-Risk (CMR) firm (Sheltered Market – Small Micro Business Enterprises) for each of the following three (3) GOB-funded Projects:

- Renovations and PE Shelter Replacement at Rockway Elementary School, Project No. 01425200
- Renovations at Mae M. Walters Elementary School, Project No. 01434700
- Renovations at Coconut Grove Elementary, Project No. 01433000

Seven (7) firms responded to the solicitation. Three (3) firms were not evaluated due to incomplete submittals; four (4) firms were evaluated and all were short-listed to interview for the projects. On July 22, 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	M.A.C. Construction, Inc. (a)(b)
2	Unitech Builders Corp. (a)(b)
3	Veitia Padron Incorporated (VPI) (a)(b)
4	Carivon Construction Company, Inc. (a)(b)

- Note: (a) Prime firm holds a current M-DCPS Minority/Women Business Enterprise (M/WBE) Certificate
(b) Prime firm holds a current M-DCPS Small Micro Business Enterprise (SMBE) 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	
Mae M. Walters Elementary	5%	15%	10%	20% (10 mile radius)

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 and the third-ranked firm for the third-valued project.

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

Project Scope

The preliminary scope of work consists of campus-wide, miscellaneous renovations including, but not limited to:

The preliminary project scope includes, but is not limited to:

- Site-related: At existing playground, provide new impact-resistant surface; replace equipment; provide new covered walkways to drop-offs and repair/replace damaged existing walks; re-surface and re-stripe basketball courts and replace basketball goal standards; demo existing parking spaces in front of school and restore site; provide additional paved parking within site;
- Remove 3 existing portables and restore site;
- HVAC system-wide replacement including controls;
- New Surveillance Camera System, including infrastructure, throughout facility;
- Repair/replace damaged Security Alarm contacts and detectors;
- Group restroom renovations including fixture/finishes replacements; replace damaged classroom lavatories and custodial service/mop sinks; repair/replace sanitary sewer and domestic water piping; replace grease trap(s);
- Electrical up-grades and other selective interior renovations; and
- Selective exterior paint.

The project will require full A/E services, including assessment and scope validation, and may include other services as required by the Board. 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 SBE 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:

PRIME FIRM: <u>Unitech is a M-DCPS certified</u> <u>Hispanic-American-owned business</u> SUB-CONSULTANT FIRM NAME:	ROLE / RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
Gamax Consulting, Inc.	Scheduling	HA	SMBE	4.0%
Ann Pope Consulting, Inc.	Workforce Outreach	AA	SMBE	4.0%
Palenzuela & Hevia Design Group	Design Review	HA	SMBE	4.0%
The EFCA Group, LLC	Plan Review	AA	SMBE	4.0%
TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal 5.0%)				16.0%

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

Construction Budget \$2,924,891 (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: October 7, 2015
- Phase I - Schematic Design: November 19, 2015
- Phase - II/III Construction Documents 50% complete: January 15, 2016
- Phase - II/III Construction Documents 100% complete: March 7, 2016

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Prime: August 10, 2016
- Construction - Substantial Completion: March 3, 2018
- Final Completion/Acceptance (Occupancy): May 2, 2018

Terms & Conditions

1. Unitech has agreed to a lump sum fee for CMR Pre-construction Services of \$26,324, which represents approximately 0.90% of the Construction Budget of \$2,924,891. 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:

PRE-CONSTRUCTION SERVICES	LUMP SUM FEE (PER TASK)
Phase I - Schematic Design (completed/accepted by M-DCPS)	\$ 5,265
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$ 6,581
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$ 7,897
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment.	\$ 6,581
TOTAL PRE-CONSTRUCTION FEE:	\$26,324

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
 Brandon DeCaro, Project Manager II
 Erskin Howard, Project Manager II
 Nicholas Capone, Dir. Maint. Service Center 4
 Lewis Cooper, Registered Architect
 Dr. Alexis Martinez, Reg. Admin. Director
 Denise Mincey-Mills, SBE Contract Officer
 Thomas Spaulding, District 1 Representative

Representing

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

Carlton Crawl, 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. A representative of the Office of Inspector General was present during the interview process as an observer.

Project Funding (GOB funded)

Fund: 351000; Object: 563000; Location: 1571100; Program: 23550000; Function: 740000

Fund: 351000; Object: 568000; Location: 1571100; Program: 23550000; Function: 740000

Prior Commissioning

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

- Henry M. Flagler Elementary School
 GOB-funded Renovations - Project No. 01433800
 Board Commissioning: August 5, 2015
- 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 Gomez. The firm is located at 16115 S.W. 117 Avenue, Suite 23, Miami, Florida 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 Mae M. Walters Elementary School, located at 650 W. 33 Street, Hialeah, Florida 33012, Project No. 01434700, as follows:

- 1) a lump sum fee of \$26,324 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