

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

**SUBJECT: AWARD GUARANTEED MAXIMUM PRICE (GMP) TO
MUNILLA CONSTRUCTION MANAGEMENT, LLC., D.B.A.
MCM, FOR THE GENERAL OBLIGATION BOND FUNDED
CONSTRUCTION, RENOVATION AND REPAIR PROJECT
AT WEST HOMESTEAD K-8 CENTER LOCATED AT 1550
S.W. 6 STREET, HOMESTEAD, FLORIDA 33030; PROJECT
NO. 01336300.**

COMMITTEE: FACILITIES AND CONSTRUCTION

**LINK TO STRATEGIC
BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

Background:

At its meeting of February 11, 2015 (Item F-25), the Board commissioned Munilla Construction Management, LLC, d.b.a. MCM, as the Construction Management At-Risk (CMR) firm for the renovations and repairs of West Homestead K-8 Center. This project is for the construction, renovation and repairs of portions of the existing facility and various site improvements. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On January 29, 2016, one hundred thirty (130) sealed subcontractor bids were received and opened in MCM's office. The Project Architect, staff from the Offices of School Facilities Construction and staff from the Office of Economic Opportunity witnessed the bid opening and tabulation process. Negotiations with MCM concluded successfully and the GMP agreed to for this project is \$8,086,766, which includes an Owner's contingency of \$343,724. This contract covers all required work and includes subcontracts, materials, contingency, general conditions, bonds, overhead and profit.

The contract provides for compliance with Small and Micro Businesses Utilization Goals. Staff from the Office of Economic Opportunity reviewed the S/MBE and M/WBE certification status of all subcontractors and verified the existence of a Letter of Intent for each, outlining roles and responsibilities.

**REVISED
F-35**

Small/Micro Business S/MBE Utilization:

The S/MBE participation goals established for this project were 20% for Construction Management and 25% for Construction (as determined by the M-DCPS Goal Setting Committee). The following table details S/MBE firms that MCM will use on the project:

S/MBE UTILIZATION					
SUBCONSULTANT FIRMS (Construction Services)	ROLE/RESPONSIBILITY	MWBE CERTIFICATION CATEGORY	SBE/ MBE CERTIFICATION CATEGORY	CONTRACTED (%) Construction	CONTRACTED (%) Const. Mgmt.
Afran, Inc.	Fire Protection	HA	MBE	.72%	
Associated Flooring, Co.	Resilient Tile Flooring, Carpet	SDV	MBE	1.34%	
Foster Construction of South Florida	Demolition	AA	SBE1	4.86%	
Leadex Corp.	Concrete sidewalks, Curbs, Gutters, Wheel stops	HA	SBE1	1.24%	
Ocean Doors and Windows	Aluminum Windows	HA	SBE1	10.18%	
Richlin Plumbing, Inc.	Plumbing	W	MBE	3.51%	
Schedule 10 Specialists, Inc.	Cubicle Curtains, Flag Poles	W	MBE	.12%	
Superior Electrical Contractors, Inc.	Electrical	HA	SBE1	17.71%	
Vassel Tile & Marble, Inc.	Ceramic Tile	AA	MBE	.98%	
Alta Home Remodeling Co.	Project Clerk	SDV	MBE		11.28%
Foster Construction of South Florida	Project Engineer	AA	SBE1		8.09%
Gamax Consulting	Scheduling	HA	MBE		.65%
TOTAL PARTICIPATION				40.66%	20.02%

LEGEND:

AA	African American	W	Woman
HA	Hispanic	MBE	Micro Business Enterprise
SDV	Service Disabled Veteran	SBE 1	Small Business Enterprise Tier 1

Local Workforce Utilization:

MCM will provide Local Workforce Utilization of 30% for Construction within a county-wide area (as determined by the M-DCPS Goal Setting Committee).

The Office of Economic Opportunity shall monitor the above-stated goals for compliance.

Additionally, the City of Homestead Community Redevelopment Agency has contributed \$775,000 for the expansion and reconfiguration of the facility per their agreement with The School District. MCM and its subcontractors, have agreed to hire labor and procure materials from the Homestead Proper Community where possible.

Description and Scope

Existing Campus:

West Homestead K-8 Center is located at 1550 S.W. 6 Street, Homestead, Florida. The facility is bordered on the east by S.W. 187 Court, and on the North by S.W. 326 Street. The existing original school was built in 1959 and the site consists of 11 permanent buildings situated on an approximately 14 acre parcel of land. The facility has a permanent capacity of 810 student stations.

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Project Scope:

The scope of work for this project includes, but is not limited to: demolition of Buildings 4, 8, and existing portables; new building addition related to K-8 conversion including general purpose classrooms, science classrooms, skills development labs, art patio, dining patio; K-8 physical education spaces, administration, toilet rooms, related support spaces, hardcourts for K-5, and 6-8, primary play area, playground equipment area, new covered walkway to connect new shade cover, replacement/reconnection of all utilities and mechanical, electrical, plumbing (MEP) systems, remodeling and renovations to building 2 to include resource rooms, male and female locker rooms, multipurpose room, including modifications/replacement of all MEP systems, finishes, and safety to life upgrades as required, resurfacing of parking lots and service area, covered walkways, selective, exterior and interior painting, correction of water intrusion issues, selective HVAC replacement, replacement of EMS system, PA system, selective flooring replacement, and repair PE shelter.

Project Schedule:

The timeline for this project is as follows:

- Award GMP March 9, 2016

Project Schedule:

The timeline for this project is as follows (continued):

- Substantial Completion October 15, 2017
- Final Completion/Acceptance December 14, 2017

Project Funding-General Obligation Bond:

Fund: 351000: Object: 563000: Location: 1579100: Program: 23610000: Function: 740000

Principal:

The Principal/Owner designated to be directly responsible to the Board for Munilla Construction Management, LLC, d.b.a. MCM, is Mr. Jorge Munilla. The firm is located at 6201 S.W. 70 Street, Floor 2, South Miami, Florida 33143.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida approve the Guaranteed Maximum Price contract for Munilla Construction Management, LLC, d.b.a. MCM, for the General Obligation Bond funded construction, renovation and repair project at West Homestead K-8 Center located at 1550 S.W. 6 Street, Homestead, Florida, 33030, Project No. 01336300 in the amount of \$8,086,766 which includes owner's contingency in the amount of \$343,724.

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RFP:ed