

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 K-  
8 CONVERSION, ADDITION AND RENOVATION PROJECT  
AT MADIE IVES ELEMENTARY SCHOOL, LOCATED AT  
20770 N.E. 14 AVENUE, MIAMI, FLORIDA 33179; PROJECT  
NUMBER 01337500.**

**COMMITTEE:**               **FACILITIES AND CONSTRUCTION**

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

Background:

At its meeting of February 11, 2015 (Item F-23), the Board commissioned Munilla Construction Management, LLC, d.b.a. MCM, as the Construction Management At-Risk (CMR) firm for the K-8 conversion, addition and renovations of Madie Ives Elementary School. 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 March 4, 2016, one hundred seventeen (117) sealed subcontractor bids were received and opened at the offices of MCM. The Project Architect, staff from the Offices of School Facilities Construction, and the Office of the Inspector General witnessed the bid opening and tabulation process. Negotiations with MCM concluded successfully and the GMP agreed to for this project is \$13,123,902, which includes an Owner's contingency of \$549,112. 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. The M-DCPS Office of Economic Opportunity staff 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.

**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:

<b>S/MBE UTILIZATION</b>					
SUBCONSULTANT FIRMS (Construction Services)	ROLE/RESPONSIBILITY	MWBE CERTIFICATION CATEGORY	SBE/ MBE CERTIFICATION CATEGORY	CONTRACTED (%) Construction	CONTRACTED (%) Const. Mgmt.
Arfran, Inc.	Fire Protection	HA	MBE	0.80%	
Amion Enterprises International	Acoustical Ceilings, Inc.	AA	SBE 1	1.12%	
Curtis Painting & Waterproofing, Inc. d/b/a Toole Corp.	Painting	AA	SBE 1	1.91%	
David's Plumbers, Inc.	Plumbing	AA	MBE	5.81%	
Gomez & Son Fence Corp.	Fencing	HA	SBE 2	0.93%	
Kendall Electric	Electrical	HA	SBE 1	15.34%	
Mr. Glass Door	Aluminum Windows	HA	SBE 2	3.62%	
Foster Construction of South Florida	Project Engineer	AA	SBE 1		8.84%
Gamax Consulting, Inc.	CPM Schedule Updates	HA	MBE		0.60%
Sagoma Construction Services, Inc.	Field Clerk	AA	MBE		10.56%
<b>TOTAL PARTICIPATION</b>				<b>29.53%</b>	<b>20.00%</b>

**LEGEND:**

- AA African American
- HA Hispanic
- MBE Micro Business Enterprise
- SBE 1 Small Business Enterprise Tier 1
- SBE 2 Small Business Enterprise Tier 2

Local Workforce Utilization:

MCM will provide Local Workforce Utilization of 20% for Construction countywide (as determined by the M-DCPS Goal Setting Committee).

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

Description and Scope

Existing Campus:

Madie Ives Elementary School is located at 20770 N.E. 14 Avenue, Miami, Florida. The Facility is bordered on the north by N.E. 208 Terrace, on the south by N.E. 205 Street, on the east by N.E. 14 Avenue and on the west by N.E. 13 Court. The existing school was built in 1957 and is comprised of 12 permanent buildings situated on an approximately 9 acre parcel of land. The facility will have a permanent capacity of 1,192 student stations upon completion.

Project Scope:

The scope of work for this project includes, but is not limited to: a new 2 story 890 student station building addition to include; primary, intermediate and upper academy classrooms, science and science demo classrooms, foreign language lab, computer labs, career lab, physical education spaces, student services administrative spaces, dining and warming kitchen, all required toilet rooms, custodial and related support spaces; renovation of existing buildings 1, 6, 7, 8, 9, 10, 11 and 12; demolition of existing buildings 2, 3, 4 and 5, various site improvements such as new basketball/ volleyball hard courts, new playground equipment area, new dining spillout shelter, new bus drop-off and additional staff and visitor parking.

Project Schedule:

The timeline for this project is as follows:

- |                               |                   |
|-------------------------------|-------------------|
| • Award GMP                   | April 13, 2016    |
| • Substantial Completion      | October 16, 2017  |
| • Final Completion/Acceptance | December 15, 2017 |

Project Funding-General Obligation Bond:

Fund 351000; Object: 568000; Location: 2581000; Program: 20610000; 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, 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 K-8 conversion, renovation and repair project at Madie Ives Elementary School, located at 20770 N.E. 14 Avenue, Miami, Florida 33179, Project Number 01337500, in the amount of \$13,123,902 which includes owner's contingency in the amount of \$549,112.

RFP:ed