

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

SUBJECT: AWARD GUARANTEED MAXIMUM PRICE TO UNITECH BUILDERS CORPORATION, FOR THE GENERAL OBLIGATION BOND FUNDED RENOVATIONS AND REPAIRS PROJECT AT MAE M. WALTERS ELEMENTARY SCHOOL, LOCATED AT 650 WEST 33 STREET, HIALEAH, FLORIDA 33012; PROJECT NUMBER 01434700

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Background:

At its meeting of September 9, 2015 (Item F-28), the Board commissioned Unitech Builders Corporation (Unitech), as the Construction Management At-Risk (CMR) firm for the renovations and repairs of Mae M. Walters Elementary School. This project was part of a Sheltered Market CMR solicitation for Small and Micro Business Enterprises. As part of their pre-construction services, Unitech has worked closely with the Project Architect in developing construction documents by providing scheduling, as-built verification, constructability reviews and cost estimating services. This project is for the construction, renovation and repair of portions of the existing facility, and various site improvements. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On June 9, 2016, eighty one (81) sealed subcontractor bids were received and opened at the School Board Administration Building. The Project Architect and staff from the Offices of School Facilities Construction witnessed the bid opening and tabulation process. Negotiations with Unitech concluded successfully and the GMP agreed to for this project is \$3,765,448, which includes an Owner's contingency of \$165,374. 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.

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Small/Micro Business S/MBE Utilization:

The S/MBE participation goals established for this project were 10% for Construction Management and 15% for Construction (as determined by the M-DCPS Goal Setting Committee). The following table details S/MBE firms that Unitech will use on the project:

S/MBE UTILIZATION					
SUB-CONSULTANT FIRMS (Construction Services)	ROLE/RESPONSIBILITY	MWBE CERTIFICATION CATEGORY	SBE/ MBE CERTIFICATION CATEGORY	CONTRACTED	
				(%) Construction	(%) Const. Mgmt.
BGL Plumbing Contractors, LLC	Plumbing	HA	MBE	5.94%	
Florida Roofing Solutions	Roofing	HA	SBE 1	0.49%	
Cami Axle Construction Corp.	Structural	AA	MBE	4.24%	
Inclan Painting and Waterproofing Corp.	Painting	HA	MBE	3.16%	
JJAS Door Installations, Inc.	Doors	HA	MBE	0.57%	
Ocean Doors & Windows	Glazing	HA	SBE 1	2.83%	
RK Electrical Contractors	Design Review/Electrical	HA	SBE 1	16.14%	
The Sandy Corp. d/b/a Apex Air Conditioning Contractors	Design Review/HVAC	HA	SBE 2	30.33%	
Anne Pope	Workforce Outreach	AA	MBE		1.5%
Cami Axle Construction Corp.	Structural Design Constructability Review	AA	MBE		1.5%
Gamax Construction	Construction Scheduling	HA	MBE		1.0%
RK Electrical Contractors	Electrical Design Constructability Review	HA	SBE 1		4.5%
The Sandy Corp. d/b/a Apex Air Conditioning Contractor	Mechanical Design Constructability Review	HA	SBE 2		4.5%
TOTAL PARTICIPATION				63.7%	13%

LEGEND:

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

Local Workforce Utilization:

Unitech will provide Local Workforce Utilization of 20% for Construction within a ten mile radius (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:

Mae Walters Elementary School is located at 650 West 33 Street, Hialeah, Florida. The facility is bordered on the north by West 33 Street, on the east by a public park, on the west by West 7 Avenue, and on the south by West 32 Street. The existing school was built in 1955 and is comprised of nine permanent buildings situated on an approximately 4 acre parcel of land. The facility will have a permanent capacity of 721 student stations.

Project Scope:

The scope of work for this project includes, but is not limited to: replacement of HVAC system including controls, security camera and alarm improvements, covered walkway to drop-offs, removal of parking in front of school, re-grading and re-sodding of area, additional parking, playground replacement to include impact surface replacement; re-surfacing and re-striping of paved basketball courts and replacement of damaged goals, ceiling improvements, flooring improvements, lighting improvements, portable demolition and site restoration, and exterior painting in select areas.

Project Schedule:

The timeline for this project is as follows:

- Award GMP August 10, 2016
- Substantial Completion February 24, 2018
- Final Completion/Acceptance April 30, 2018

Project Funding-General Obligation Bond:

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

The Principal/Owner designated to be directly responsible to the Board for Unitech Builders Corporation, is Mr. 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 approve the Guaranteed Maximum Price contract for Unitech Builders Corporation, for the General Obligation Bond funded renovations and repairs project at Mae M. Walters Elementary School, located at 650 West 33 Street, Hialeah, Florida 33012, Project Number 01434700, in the amount of \$3,765,448 which includes owner's contingency in the amount of \$165,374.

RFP:ed