

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 HENRY M. FLAGLER ELEMENTARY SCHOOL, LOCATED AT 5222 N.W. 1 STREET, MIAMI, FLORIDA 33126; PROJECT NUMBER 01433800

COMMITTEE: FACILITIES AND CONSTRUCTION

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

Background:

At its meeting of August 5, 2015 (Item F-23), the Board commissioned Unitech Builders Corporation (Unitech) as the Construction Management At-Risk (CMR) firm for the renovations and repairs of Henry M. Flagler 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 July 12, 2016 sixty-nine (69) sealed subcontractor bids were received and opened at the School Board Administration Building. The Project Architect, staff from the Office of School Facilities Construction and the Office of Management and Compliance Audits witnessed the bid opening and tabulation process. Negotiations with Unitech concluded successfully and the GMP agreed to for this project is \$2,850,319 which includes an Owner's contingency of \$113,772. 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-45

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	CONTRACTE D (%) Construction	CONTRACTE D (%) Const. Mgmt.
Cami Axle Construction Corp.	Concrete, Insulation, & Interior framing/ Drywall	AA	MBE	4.18%	
Florida Roofing Solutions, Inc.	Roofing	HA	SBE 1	1.29%	
Gomez & Son Fence Corp.	Fencing	HA	SBE 2	0.28%	
JJAS Door Installations, Inc.	Doors & Hardware	HA	MBE	1.70%	
Kesoki Painting LLC.	Painting	HA	MBE	5.64%	
New Generation Custom Window Treatments	Window Coverings	AA	MBE	2.44%	
Ocean Doors and Windows	Window Frames & Glazing	HA	SBE 1	33.35%	
RK Electrical Contractors	Electrical	HA	SBE 1	10.48%	
The Sandy Corp. d/b/a Apex Air Conditioning Contractors	HVAC & Plumbing	HA	SBE 2	36.72%	
Ann Pope	Work Force Consultation	AA	MBE		1.03%
Cami Axle Construction Corp.	Structural Design Constructability Review	AA	MBE		1.03%
Gamax Consulting, Inc.	Construction Scheduling	HA	MBE		1.03%
RK Electrical Contractors	Electrical Design Constructability Review	HA	SBE 1		3.62%
The Sandy Corp. d/b/a Apex Air Conditioning Contractors	Mechanical Design Constructability Review	HA	SBE 2		3.62%
TOTAL PARTICIPATION				96.08%	10.33%

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:

Unitech will provide Local Workforce Utilization of 20% 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.

Description and Scope

Existing Campus:

Henry M. Flagler Elementary School is located at 5222 N.W. 1 Street, Miami, Florida. The facility is bordered on the west by N.W. 53 Street, on the south by West Flagler Street, on the east by N.W. 51 Place, and on the north by N.W. 1 Street. The existing school was built in 1956 with additions constructed afterwards, and is comprised of nine permanent buildings situated on an approximately 4 acre parcel of land. The facility has a permanent capacity of 938 student stations.

Project Scope:

The scope of work for this project includes, but is not limited to: covered walkway to bus drop off, window and door replacement at existing buildings 1, 2, 3, 4 and 6, HVAC upgrades and controls, plumbing upgrades throughout, group restroom renovations, cabinetry and lavatory sink replacement at classrooms, selective interior and exterior painting, electrical upgrades and other miscellaneous improvements throughout.

Project Schedule:

The timeline for this project is as follows:

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|-------------------------------|-------------------|
| • Award GMP | August 10, 2016 |
| • Substantial Completion | November 13, 2017 |
| • Final Completion/Acceptance | January 13, 2017 |

Project Funding-General Obligation Bond:

Fund 351000; Object: 563000; Location: 1188100; Program: 19890000; Function: 740000
Fund 351000; Object: 568000; Location: 1188100; Program: 19890000; Function: 740000

Principal:

The Principal/Owner designated to be directly responsible to the Board for Unitech Builders Corp., 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 Henry M. Flagler Elementary School, located at 5222 N.W. 1 Street, Miami, Florida 33126; Project Number 01433800, in the amount of \$2,850,319 which includes owner's contingency in the amount of \$113,772.

RFP:ed