

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 BUSINESS ENTERPRISE) FOR BUILDING 04 REPLACEMENT – PHASE 1 AT MIAMI BEACH SENIOR HIGH SCHOOL, LOCATED AT 2231 PRAIRIE AVENUE, MIAMI BEACH, FLORIDA 33139, PROJECT NUMBER 01339400**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

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

Introduction

In July 2016, Request for Qualification (RFQ) #140 was published to competitively select a Construction Management at-Risk firm (CMR), Sheltered Market for Small Business Enterprise (SBE) or Micro Business Enterprise (MBE) for a General Obligation Bond (GOB) funded Building 04 Replacement – Phase 1 at Miami Beach Senior High School located at 2231 Prairie Avenue, Miami Beach, Florida 33139, Project Number 01339400.

Nine firms responded to the solicitation. Two firms were not evaluated due to incomplete submittals. Seven firms were evaluated and five were short-listed and invited to interview. The interviews were originally scheduled for October 11, 2016, but were rescheduled due to Hurricane Matthew. On October 18, 2016, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Unitech Builders Corp. (a) (b)
2	M.A.C. Construction, Inc. (a) (b)
3	Asset Builders, LLC dba Messam Construction (a) (b)
4	Carivon Construction Company (a) (b)
5	J.R.T. Construction, Co. (a) (c)

Notes:

- (a) Prime firm holds a current M-DCPS Minority/Women Business Enterprise (M/WBE) Certificate.
- (b) Prime firm holds a current M-DCPS SBE Tier 1 certificate.
- (c) Prime firm holds a current M-DCPS SBE Tier 2 certificate.

This solicitation includes mandatory SBE and/or MBE sub-consultant and sub-contracting goals, and a Local Workforce Utilization Goal for this project (determined by the M-DCPS Goal Setting Committee), as follows:

SBE/MBE Sub-consultant and Sub-contracting Goals			Local Workforce Utilization
Pre-construction	Construction	Construction Management	
10%	20%	15% County-wide	20% (County-wide)

Selection

Unitech Builders Corp. (Unitech), was the top-ranked firm and in accordance with the "Procedures for the Selection of Construction Management (CM), CM at-Risk and Program Management Services, Pilot Program Revision September 3, 2015" was selected to negotiate for this project. Negotiations with Unitech were successfully concluded and the firm has agreed to provide the required CMR Pre-construction Services, as follows:

Project Scope

The preliminary scope of work for this project includes, but is not limited to, a new Building 04 to be constructed in two Phases (only Phase 1 will be constructed at this time):

- Phase 1 (Approximately 200 SS) - First floor of approximately 9,795 GSF will house seven classrooms, one science lab with associated storage spaces, two student restrooms, two staff restrooms, one custodial service closet, all required walkway connections and landscaping. Phase 1 shall be designed and constructed to support a second floor (i.e. Phase 2), including, but not limited to, appropriate foundations, utility (MEP) infrastructure, and roof design.
- Phase 2 - (Approximately 171 SS) - Future second floor addition will house five classrooms, one science lab with associated storage spaces, one Business Technology Practical Experience Lab (Tourism) with a material storage room, two student restrooms and a custodial service closet.

The project shall 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 deemed to be in the best interest of the Board.

**Office of Economic Opportunity (OEO) Review**

M-DCPS OEO staff established the SBE, MBE and M/WBE certification status of each sub-consultant and verified the existence of a Memorandum of Understanding, outlining roles and responsibilities, as follows:

<b>PRIME FIRM:</b> <u>Unitech is a M-DCPS Certified Hispanic-American Owned Business and Small Business Enterprise Tier 1</u>  <b>SUB-CONSULTANTS FIRM NAME:</b>	<b>ROLE/ RESPONSIBILITY</b>	<b>M/WBE CERTIFICATION CATEGORY</b>	<b>SBE/MBE CERTIFICATION CATEGORY</b>	<b>GOAL (%) COMMITMENT</b>
IMR Development Corp.	Plan Review	Service Disabled Veteran	SBE Tier1	4.00%
C.L. Elias Construction, Inc.	Design Review	Woman	SBE Tier1	4.00%
Metco Southeast, LLC	Plan Review	Asian-American	MBE	4.00%
Ann Pope Consulting, Inc.	Local Workforce Review	African-American	MBE	4.00%
<b>TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal <u>10%</u>)</b>				<b>16.00%</b>

**Construction Budget: \$2,597,422 (Partially GOB funded)**

**Project Schedule**

Unitech has agreed to the following A/E document submittal schedule:

- Scope and Program Validation: January 30, 2017
- Phase I - Schematic Design: March 10, 2017
- Phase - II/III Construction Documents 50% complete: May 15, 2017
- Phase - II/III Construction Documents 100% complete: July 20, 2017

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): January 2018
- Construction - Substantial Completion by: December 2018
- Final Completion/Occupancy by: January 2019

Terms & Conditions

1. Unitech has agreed to a lump sum fee for CMR Pre-construction Services of \$18,200 which represents approximately 0.70% of the construction budget of \$2,597,422. 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 the Agreement shall be borne solely by the CMR. Pre-construction services fees shall be paid based on completion of the following listed phases/deliverables:

<b>PRE-CONSTRUCTION SERVICES</b>	<b>LUMP SUM FEE (PER TASK)</b>
Phase I - Schematic Design (completed/accepted by M-DCPS)	\$ 3,640
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$ 4,550
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$ 5,460
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$ 4,550
<b>TOTAL PRE-CONSTRUCTION FEE:</b>	<b>\$ 18,200</b>

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 Architect/Engineer of Record (A/E), as well as all existing onsite 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 A/E to ensure that all 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 \$25,000, 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 Office of Economic Opportunity 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

Lino Fernandez, Architect  
 Bernard Eugene, Project Manager  
 Ben Weinstein, Project Manager  
 Eduardo Beraldi, Senior Project Manager  
 Julio Navarrete, Staff Assistant  
 Dr. Alexis Martinez, Region Admin. Director  
 Christopher Gardner, Compliance Analyst  
 Thomas Spaulding, ABC Member

Representing

Superintendent of Schools  
 Office of School Facilities  
 Office of School Facilities  
 Office of School Facilities - Maintenance  
 Educational Facilities Code Compliance  
 Office of School Operations  
 Office of Economic Opportunity  
 Community Representative

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Mr. Carlton Crawl, Professional Selection Analyst of A/E Selection & Negotiations acted as the facilitator (non-voting) for the interviews and chief negotiator during negotiations.

Project Funding (Partially GOB-funded)

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	563000	1720100	26360000	740000	01339400
351000	568000	1720100	26360000	740000	01339400
391000	563000	1720100	26360000	740000	01339400

Prior Commissioning Awards

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

- CMR at Scott Lake Elementary School  
GOB funded Renovations and Building 03, 05, 06 and 10 Replacement  
Project Number 01424300  
Pre-construction Services Commissioned: October 14, 2015
  
- CMR at Mae M. Walters Elementary School  
GOB funded Renovations  
Project Number 01434700  
Pre-construction Services Commissioned: September 9, 2015  
GMP Amendment Approved: August 10, 2016
  
- CMR at Henry M. Flagler Elementary School  
GOB funded Renovations  
Project Number 01433800  
Pre-construction Services Commissioned: August 5, 2015  
GMP Amendment Approved: August 10, 2016
  
- CMR Miscellaneous Projects up to \$ 1 million each  
for Category A. Small Business Enterprise, 4 year term March 12, 2014

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, commission Unitech Builders Corp., as the Construction Management at-Risk firm (Sheltered Market Small Business Enterprise) for Building 04 Replacement - Phase 1 at Miami Beach Senior High School, located at 2231 Prairie Avenue, Miami Beach, Florida 33139, Project Number 01339400, as follows:

- 1) Lump sum fee of \$18,200 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