

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

SUBJECT: COMMISSIONING OF UNITECH BUILDERS CORP., AS THE CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AND NEW ADDITION PROJECT AT DR. HENRY W. MACK/WEST LITTLE RIVER K-8 CENTER, LOCATED AT 2450 N.W. 84 STREET, MIAMI, FLORIDA 33147; PROJECT NUMBER 01443200

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In September 2016, a solicitation (Request for Qualifications #144) was published to competitively select Construction Management at-Risk (CMR) firms for the following General Obligation Bond (GOB) funded Projects under the "Procedures for the Selection of Construction Management (CM), CM at-Risk and Program Management Services" (Pilot Program 2nd Revision September 6, 2016):

- Building 01 Replacement at Comstock Elementary School, 2450 NW 18 Avenue, Miami, Florida, 33142; Project Number 01433100,
- Renovations at Coral Gables Senior High School, 450 Bird Road, Miami, Florida 33146; Project Number 01433200 and
- Renovations and New Addition at Dr. Henry W. Mack/West Little River K-8 Center, 2450 NW 84 Street, Miami, Florida 33147; Project Number 01443200

Thirteen (13) firms responded to the solicitation. Two (2) firms were not evaluated due to incomplete submittals. Eleven (11) firms were evaluated and seven (7) were shortlisted and invited to interview. On December 21, 2016, all seven (7) firms interviewed and were subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	T & G Constructors ^(a)
2	OHL Building, Inc. (OHL)
3	Unitech Builders Corp. ^{(a), (b)}
4	D. Stephenson Construction, Inc. ^(a)
5	Stobs Bros. Construction Co.
6	Pirtle Construction Company
7	Veitia Padron Incorporated ^{(a), (b)}

Note:

1. (a) Prime firm holds a current M-DCPS Minority/Woman Business Enterprise (M/WBE) Certificate.
2. (b) Prime firm holds a current M-DCPS Small Business Enterprise (SBE) or Micro Business Enterprise (MBE) Certificate.

This solicitation includes mandatory Small Business Enterprise (SBE) and/or Micro Business Enterprise (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 Goal (Construction)
Pre-construction	Construction	Construction Management	
15%	25%	15%	20% 10-mile radius

Selection:

In accordance with the solicitation and interview process, the highest-ranked firm was selected to negotiate for the highest-valued project, the second-ranked firm for the second-valued project and the third-ranked firm for the third-valued project.

Unitech Builders Corp. (Unitech), was ranked third and, therefore, negotiated for the third highest-valued GOB-funded Renovations and New Addition Project at Dr. Henry W. Mack/West Little River K-8 Center. The first-ranked and second-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with Unitech were successfully concluded and Unitech has agreed to provide the required CMR Preconstruction Services, as follows:

School profile:

The existing facility is on a 9-acre site and is comprised of 9 permanent buildings and associated covered walkways built between 1948 and 2004 with a total of 76,765 GSF.

Project scope:

The preliminary scope of work for this project consists of campus-wide miscellaneous renovations and new construction including, but not limited to:

- Demolition of Mechanical Building 06 including site restoration, and
- Provide new +/-4,853 SF building to house Science Demo Lab, Multi-purpose Room, PE locker rooms, group toilets and related support spaces.

Site

- Partial relocation of sanitary sewer lines and manholes,
- Repair, re-configuration and re-striping of existing parking area (with 75 spaces required),
- Replacement of concrete walks,

- Provide new covered walkways,
- Provide new Estate fencing and gates,
- Provide new entry plaza including an ADA-compliant ramp,
- Provide new Kindergarten play area with impact surface and shade structure,
- Provide new exercise bar area with impact surface, and
- Re-surfacing and re-stripping of hardcourts.

Exterior/Interior

- Renovation and remodeling to comply with new facilities list,
- Interior demolition of Buildings 01, 02 and 03,
- Renovation and remodeling of Building 02 into four First Grade and two Second Grade Classrooms,
- Renovation and remodeling of Building 03 into two Pre-kindergarten and two Kindergarten Classrooms,
- Signage replacement and painting for re-assignment of two Primary Classrooms into two Kindergarten Classrooms only in Building 08,
- Renovation of Kitchen, Dining and Serving areas including equipment replacement at Building 01,
- Replacement of finishes and provide new interior finishes including acoustical ceilings and flooring;
- Removal of chain link fencing from exterior corridor openings and provide new decorative metal grilles at Building 01,
- Replacement of exterior doors, frames and hardware,
- Provide windows at Buildings 02 and 03,
- Replacement of stair railings,
- Assessment of existing wooden roof structure for building code compliance and replacement as needed, and
- Repair exterior stucco and provide exterior/interior painting.

Plumbing

- Renovations of toilet rooms in Building 01 and provide new toilet rooms for Buildings 02 and 03, and
- Replacement of drinking fountain.

HVAC

- Modification of existing A/C wall unit locations to receive new HVAC system, Direct Digital Controls (DDC)/EMS with controls, replacement of exhaust fan at Building 11, and
- Renovation of selective HVAC systems.

Electrical

- Electrical upgrade to accommodate all new systems (as required),
- Replacement of lighting and lighting controls, electrical upgrades, and
- Replacement of CCTV, security alarm, FA systems, and upgrade of PA system.

Scope of Services:

The successful CMR entity will be required to provide Pre-construction services for the project. The CMR may be required to provide a Guaranteed Maximum Price (GMP)

proposal(s) and construction services; or the Board may re-advertise the required services and select another CMR; or select an alternate construction delivery method.

The project must 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:

PRIME FIRM: <u>Unitech is a M-DCPS certified M/WBE firm</u>	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT	NON-SBE/MBE % COMMITMENT
SUB-CONSULTANTS FIRM NAME:					
IMR Development Corp.	Design Review	Service-Disabled Veteran	SBE - Tier 1	4.0%	
A Green World Construction, Inc.	Design Review	Woman	MBE	4.0%	
Dominion Builders, LLC	Plan Review	Native-American	SBE - Tier 1	4.0%	
Anne Pope Consulting, Inc.	Local Workforce Review	African-American	MBE	4.0%	
Lakdas/Yohalem Engineering, Inc.	Plan Review	Asian-American	-	-	4%
TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal: 15%)				16.0%	-
TOTAL NON-SBE/MBE PARTICIPATION				-	4%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)				20.0%	

Construction Budget: \$7,286,499 (GOB-funded)

Project Schedule:

Unitech has agreed to the following A/E's document submittal schedule (and the CMR draft document submittal schedule):

- Final Scope Validation April 11, 2017
- Phase I - Schematic Design: May 30, 2017
- Phase - II/III Construction Documents 50% complete: July 14, 2017
- Phase - II/III Construction Documents 100% complete: September 26, 2017

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): March 13, 2018
- Construction - Substantial Completion by: October 2019
- Final Completion/Occupancy by: December 2019

Terms & Conditions:

1. Unitech has agreed to a lump sum fee for CMR Pre-construction Services of \$61,000 which represents approximately 0.84% of the construction Budget of \$7,286,499. 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:

PRE-CONSTRUCTION SERVICES	LUMP SUM FEE (PER TASK)
Phase I - Schematic Design including Scope Validation (completed/accepted by M-DCPS)	\$ 12,200
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$ 15,250
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$ 18,300
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$ 15,250
TOTAL PRE-CONSTRUCTION FEE:	\$ 61,000

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 \$1 million Professional Liability Insurance policy with a maximum deductible of \$50,000, 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

Thomas Spaulding, ABC Member
 Dr. Alexis Martinez, Administrative Director
 Francis Hoar, Administrative Director
 Ivan Gonzalez, Project Manager II
 Bernard Eugene, Project Manager II
 Cesar Gomez, Sr. Building Code Inspector II
 Christopher Gardner, SBE Contract Analyst
 Meriel Seymore, ABC Member

Representing

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

Rene Hackshaw, Project Manager II of the Office of School Facilities, originally assigned as a voting member, recused himself due to a potential conflict of interest. Therefore, Rene Hackshaw was replaced by Bernard Eugene (originally appointed as the alternate-at-large).

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

Project Funding (GOB):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	563000	1586100	23670000	740000	01443200
351000	568000	1586100	23670000	740000	01443200

Prior Commissioning Actions:

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

- CMR at Henry M. Flagler Elementary School
 GOB-funded Renovations - Project No. 01433800
 Preconstruction Services Commissioned: August 5, 2015
- CMR at Mae M. Walters Elementary School
 GOB-funded Renovations - Project No. 01434700
 Preconstruction Services Commissioned: September 9, 2015
- CMR at Scott Lake Elementary School
 GOB-funded Renovations - Project No. 01424300
 Preconstruction Services Commissioned: October 14, 2015
- CMR Miscellaneous Projects up to \$2M for a four-year term, with extensions at the Board's option.
 Term Contract Date of Commission: March 12, 2014

Principal:

The Principal/Owner designated to be directly responsible to the Board for Unitech is Anthony R. Gomez. The firm is located at 16415 S.W. 117 Avenue, Suite 23, Miami, Florida 33144.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Unitech Builders Corp., as the Construction Management at-Risk firm for General Obligation Bond Funded Renovations and New Addition Project at Dr. Henry W. Mack/West Little River K-8 Center, located at 2450 N.W. 84 Street, Miami, Florida 33147; Project Number 01443200, as follows:

- 1) Lump sum fee of \$61,000 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:LFR:rg