

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

SUBJECT: COMMISSIONING OF D. STEPHENSON CONSTRUCTION, INC., AS THE CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR GENERAL OBLIGATION BOND-FUNDED FACILITY CONVERSION PROJECT FOR A NEW K-8 CENTER, PHASES 2A AND 2B AT 13835 N.W. 97 AVENUE, HIALEAH, FLORIDA 33018, PHASE 2A PROJECT NUMBER 01439703 AND PHASE 2B PROJECT NUMBER 01439704

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction

In March 2016, a solicitation was published to competitively select a Construction Management at-Risk (CMR) firm for a General Obligation Bond (GOB) funded facility conversion for a New K-8 Center Phases 2A and 2B at 13835 N.W. 97 Avenue, Hialeah, Florida 33018 - Phase 2A Project Number 01439703 and Phase 2B Project Number 01439704.

Nine firms responded to the solicitation. Three firms were not evaluated due to incomplete submittals; six firms were evaluated, and three firms were short-listed to interview for the project. On May 25, 2016, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	D. Stephenson Construction, Inc. ^(a)
2	Stobs Bros. Construction Company
3	T & G Corporation dba T & G Constructors ^(a)

Note:

1. (a) Prime firm holds a current M-DCPS Minority/Woman Business Enterprise (M/WBE) 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
Pre-construction	Construction	Construction Management	
10%	20%	15%	20% - County-wide

School Profile:

This is a multi-phased GOB project to convert a timeworn senior high school located at 13835 N.W. 97 Avenue, Hialeah, into a new K-8 Center. The current facility has a capacity of 406 student stations (SS) and is located on approximately 10.7 acres in the North Region Center. The campus has eight permanent buildings and covered walkways with a total of 69,900 GSF, built as modular facility. Buildings 01 thru 03 and 05 thru 08 were built in 1989. Building 04 was built in 1972. All buildings are one-story. The school site includes two service drives, drop-off and on-site staff parking.

Project Scope/Phasing:

The new K-8 conversion is programmed to house 1,209 SS and be completed in 4 phases. The intent is for the CMR firm to provide pre-construction services for Phases 2A & 2B. Then, at the option of the Board, when funding becomes available, the CMR may be required to provide pre-construction services for Phases 3 and 4. At that time, CMR services would be negotiated and, if successful, an amendment to the CMR Agreement would be presented to the Board for approval. Or, the Board may re-advertise the required services and select another CMR firm.

PHASE 1 is currently underway under a continuing contract and includes remodeling and renovations of Buildings 01 and 03, a new Pre-K playground area and will house 126 SS with occupancy scheduled for August 2016.

PHASE 2 (scope of work to house 458 new SS)

PHASE 2A (this phase will be accelerated in order to occupy by August 2017):

- Building 04 remodeling including 12 primary classrooms with toilet rooms (216 SS);
- Selective renovations including windows, exterior doors, exterior stucco, ceiling, flooring, HVAC, PA, FA, lighting work and re-roofing.

PHASE 2B (occupancy by August 2018):

- New PE shelter (2,200 SF) and new PE exercise area with equipment and artificial turf;
- New entry feature and bus drop-off cover (west of Building 07);
- Staff parking driveway extension to create parent drop-off with covered walkway;
- Demolition and replacement of two new elementary school basketball courts;
- Parking lots and drives resurfacing and restriping;
- Landscape & irrigation improvements;

- Lift station connections to City of Hialeah sewer system on 97 Avenue;
- Building 01 FA, security camera and clock system upgrades;
- Building 06 remodeling including, two intermediate classrooms (44 SS), one bilingual K-5 classroom (22 SS), one K-5 music lab and one K-5 art suite; and renovation to provide new equipment and finishes in kitchen; and new finishes in custodial & receiving areas;
- Building 07 remodeling including, eight intermediate classrooms (176 SS) and group toilet rooms;
- Buildings 06 & 07 selective renovations including windows, exterior doors, exterior stucco, ceiling, flooring, HVAC, PA, FA and lighting work;
- Buildings 01, 03, & 06 - 08 re-roofing;
- Building 01 & 03 HVAC replacement; and
- Building 08 MEP systems upgrades.

PHASE 3 (scope of work to house 266 new SS; to be negotiated at a future date - funded FY 2018-19).

- New building(s) with nine elementary classrooms (162 SS), two bilingual classrooms (44 SS), one Exceptional Student Education (ESE) classroom (10 SS), one K-5 art suite and one level 6-8 music lab (50 SS) totaling 18,197 SF. Building(s) must be designed to accommodate a future second level.

PHASE 4 (scope of work to house 399 new SS less 40 SS = net 359 SS); to be negotiated at a future date - funded FY 2019-20).

- New middle school basketball court;
- New covered dining patio;
- Building 02 PE remodeling to expand teacher's lounge and modify showers and toilet rooms, including new fixtures, finishes, plumbing fixtures, etc.;
- Building 03 remodeling to eliminate one kindergarten classroom (delete 18 SS) and expand media center;
- Building 05 (Old Auto/Wood Shop Building) remodeling to enclose large overhang, to provide a total of 16 middle school classrooms and labs (399 SS); and
- Building 06 remodeling to eliminate bilingual classroom (delete 22 SS) and art suite, to provide second dining area and serving line.

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>D. Stephenson Construction, Inc.,</u> is a M-DCPS Certified <u>African-American Owned Business</u>	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
SUB-CONSULTANTS FIRM NAME:				
IMR Development	Quality Control	Service-Disabled Veteran	Micro Business Enterprise	1.0 %
C.L. Elias Construction, Inc.	Estimating	Woman	Small Business Enterprise Tier - 1	2.0 %
M. Gill & Associates	Diversity Outreach	African-American	Micro Business Enterprise	5.0 %
Gamax Consulting	Scheduling	Hispanic-American	Micro Business Enterprise	2.0 %
TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal 10%)				10.0 %

NON-SBE/MBE SUB-CONSULTANT FIRM NAME:	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	%
Song + Associates, Inc.	Design Review	Asian-American	2.0%
NON-SBE/MBE PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS No Aspirational Goal)			2.0%

Construction Budget:

Phase 2A	\$1,321,081
Phase 2B	\$2,989,762
Total Construction Budget	\$4,310,843 (GOB-funded)

Project Schedule

D. Stephenson Construction, Inc. (DSC), has agreed to the following Architect's document submittal schedule and CMR deliverables:

Phase 2A

- Phase I - Schematic Design: August 10, 2016
- Phase - II/III Construction Documents 50% complete: September 15, 2016
- Phase - II/III Construction Documents 100% complete: October 24, 2016

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): January 11, 2017
- Construction - Substantial Completion by: June 27, 2017
- Final Completion/Occupancy by: July 27, 2017

Phase 2B

- Final Scope Definition Program: August 22, 2016
- Phase I - Schematic Design: October 18, 2016
- Phase - II/III Construction Documents 50% complete: December 15, 2016
- Phase - II/III Construction Documents 100% complete: February 22, 2016

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): July 12, 2017
- Construction - Substantial Completion by: May 28, 2018
- Final Completion/Occupancy by: July 12, 2018

Terms & Conditions

1. DSC has agreed to a lump sum fee for CMR Pre-construction Services for Phase 2A of \$19,150, which represents approximately 1.45% of the Phase 2A Construction Budget of \$1,321,081. DSC has agreed to a lump sum fee for CMR Pre-construction Services for Phase 2B of \$26,900, which represents approximately 0.90% of the Phase 2B Construction Budget of \$2,989,762. 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 FOR PHASE 2A	LUMP SUM FEE (PER TASK)
Phase I - Schematic Design (completed/accepted by M-DCPS)	\$3,830
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$4,790
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$5,740
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$4,790
TOTAL PRE-CONSTRUCTION FEE:	\$19,150

Note: Hourly rates do not apply to this service and were not negotiated.

PRE-CONSTRUCTION SERVICES FOR PHASE 2B	LUMP SUM FEE (PER TASK)
Phase I - Schematic Design (completed/accepted by M-DCPS)	\$5,380
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$6,725
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$8,070
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$6,725
TOTAL PRE-CONSTRUCTION FEE:	\$26,900

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:

<u>Committee Members</u>	<u>Representing</u>
David Jaccarino, Director of Facilities Florida Memorial University	Superintendent of Schools
Brandan DeCaro, Project Manager II	Office of School Facilities
Blanca Bazan, Senior Project Manager	Office of School Facilities
Michael Krtausch, Executive Director	Office of School Facilities-Maintenance
Dwayne Mingo, Supervisor I	Educational Facilities Code Compliance
Dr. Alexis Martinez, Region Administrative Director	Office of School Operations
Christopher Garner, Contracts Compliance Analyst	Office of Economic Opportunity
Meriel Seymore, ABC Committee Member	Community Representative

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Mr. Ed Ford, 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)

Phase 2A

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	563000	1725400	09870000	740000	01439704

Phase 2B

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	563000	1725400	09870000	740000	01439704
351000	568000	1725400	09870000	740000	01439704
302000	563000	1725400	09870000	740000	01439704

Prior Commissioning Actions

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

- CMR for Miscellaneous Projects with Construction Values up to \$2 million each
Extension at the Option of the Board for 2 years, January 17, 2016 through
January 17, 2018
- CMR at Miami Southridge Senior High School
GOB-funded Renovations and Repair - Project Number 01338200
Pre-construction Services Commissioned: August 6, 2014
Guaranteed Maximum Price (GMP) Amendment Approved: October 14, 2015
- CMR at Oak Grove Elementary School
GOB-funded Renovations and Repairs - Project Number 01337300
Pre-construction Services Commissioned: August 6, 2014
GMP Amendment Approved: June 17, 2015
- CMR at Melrose Elementary School
GOB-funded Renovations - Project Number 01337400
Pre-construction Services Commissioned: October 7, 2014
GMP Amendment Approved: November 18, 2015
- CMR at American Senior High School
GOB-funded Renovations - Project Number 01419100
Pre-construction Services Commissioned: February 11, 2015
GMP Amendment Approved: January 13, 2016
- CMR at Norland Elementary School
GOB-funded Renovations and P.E Shelter Replacement - Project Number
01439500
Pre-construction Services Commissioned: July 15, 2015
GMP Amendment Approved: May 11, 2016
- CMR at Lakeview Elementary School
GOB-funded Renovations - Project Number 01434500
Pre-construction Services Commissioned: October 14, 2015

Principal

The Principal/Owner designated to be directly responsible to the Board for DSC is Mr. Dwight Stephenson. The firm is located at 7270 N.W. 12 Street, Suite 345, Miami, Florida 33126.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission D. Stephenson Construction, Inc., as the Construction Management at-Risk firm for General Obligation Bond funded Facility Conversion project for a New K-8 Center, Phases 2A and 2B, at 13835 N.W. 97 Avenue, Hialeah, Florida 33018; Phase 2A Project Number 01439703 and Phase 2B Project Number 001439704, as follows:

- 1) Lump sum fee of \$19,150 for Phase 2A Pre-construction Services;
- 2) Lump sum fee of \$26,900 for Phase 2B Pre-construction Services; and
- 3) the project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:EF;jc