

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

**SUBJECT:** COMMISSION OF D. STEPHENSON CONSTRUCTION, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR GENERAL OBLIGATION BOND FUNDED ADDITION & RENOVATIONS AT SOUTH POINTE ELEMENTARY SCHOOL, LOCATED AT 1050 FOURTH STREET, MIAMI BEACH, FLORIDA 33139, PROJECT NUMBER 01530400

**COMMITTEE:** FACILITIES AND CONSTRUCTION

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

Introduction:

In October 2017, a solicitation (Request for Qualifications [RFQ] #159) was published to competitively select a Construction Management at-Risk (CMR) firm for 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 2<sup>nd</sup> Revision September 6, 2016):

- Addition & Renovations at South Pointe Elementary School (ES)  
1050 Fourth Street, Miami Beach, Florida 33139, Project No. 01530400
- Renovations at Homestead Middle School (MS)  
650 N.W. 2 Avenue, Homestead, Florida 33030, Project No. 01528900
- Renovations at Joella C. Good ES  
6350 N.W. 188 Terrace, Miami, Florida 33015, Project No. 01529000
- Renovations at Everglades K-8 Center (K-8)  
8375 S.W. 16 Street, Miami, Florida 33155, Project No. 01424800

Thirteen (13) firms responded to the solicitation. One (1) firm was not evaluated due to an incomplete response and six (6) firms were shortlisted and invited to interview. On March 14, 2018, the firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	D. Stephenson Construction, Inc. <sup>(a)</sup>
2	Thornton Construction Company, Inc. <sup>(a)</sup>
3	State Contracting & Engineering Corp.
4	Link Construction Group, Inc. <sup>(a)</sup>

- 5 G.E.C. Associates, Inc. (a) (b)  
6 BDI Construction Company (a)

Notes:

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

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

SBE/MBE Sub-consultant and Sub-contracting Goals			LWFU Goal (Construction)
Pre-construction	Construction	Construction Management	
10%	25%	10%	20% (15-mile radius)

Selection:

In accordance with the solicitation and interview process, the highest-ranked firm was selected to negotiate for the highest-valued project (South Pointe ES), the second-ranked firm for the second-valued project (Homestead MS), the third-ranked firm for the third-valued project (Joella C. Good ES), and the fourth-ranked firm for the fourth-valued project (Everglades K-8).

D. Stephenson Construction, Inc. (DSC), is the highest-ranked firm and therefore, negotiated for the highest-valued GOB-funded Addition & Renovations project at South Pointe ES. The second, third and fourth-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with DSC were successfully concluded and DCS has agreed to provide the required CMR Programming and Pre-construction Services, as follows:

School Profile

The school, on approximately 5 acres (part of North Region), is comprised of 2 permanent buildings and associated covered walkways, built in 1991 with a total of 65,442 GSF. The school site also includes a service drive staff parking and curb-side drop-offs.

Preliminary Project Scope (GOB deficiencies to be addressed)

The preliminary scope of work includes, but is not limited to, renovations and a new prototype classroom addition to be constructed in two phases. However, only the first floor (Phase I) will be constructed at this time:

#### New Construction:

- Phase I - (Approximately 144 SS) - New prototype classroom building (first floor) of approximately 8,547 GSF to house 8 primary classrooms (grades 1 - 3), toilets, related support spaces and all required system integration, covered walkways to connect to existing PE Shelter, and 10 new parking spaces. Phase I shall be designed and constructed to support a second floor (i.e. Phase II), including, but not limited to, appropriate foundations, utility (MEP) infrastructure, and roof design.
- Phase II - Not in Contract (Approximately 144 SS) - Future second floor addition to house 8 primary classrooms (grades 2 & 3), toilets and related support spaces.

#### Renovations:

- Recoating and restriping of parking lots and drives, provide pole-mounted lighting, site drainage, new bollards and relocation of exercise equipment area and bike racks with new fencing;
- Demolition of hard courts and PE play area and provide 2 new hard courts and PE play area at new location;
- Replacement of approximately 50' of Estate fencing with gate;
- Replacement of chillers, pumps and lines, cooling tower (size to provide capacity for new addition), Energy Management System (with Direct Digital Controls), and Air Handling Units (as required);
- Replacement of water coolers;
- Upgrades and extension of PA and fire alarm system (including expansion to new addition);
- Selective replacement of emergency lighting and exit signage;
- Selective replacement of doors;
- Selective replacement of flooring; and
- Selective interior/exterior painting.

#### Scope of Services:

The CMR is required to provide Pre-construction Services (during all phases of programming and design) including Guaranteed Maximum Price (GMP) proposal(s) and guaranteed completion date(s). If the GMP is awarded, the CMR must secure appropriate surety bonding pursuant to Florida Statute 255.05, and must hold construction sub-contracts. If the GMP(s) is not awarded, the Board may select another CMR under the original solicitation, re-advertise the required services 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.

#### 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 the prime firm and each sub-consultant and verified the existence of a Memorandum of Understanding, outlining their role and responsibility, as follows:

PRIME FIRM: <u>DSC is certified by M-DCPS as an African-American owned firm</u>  SUB-CONSULTANTS FIRM NAME:	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
C.L. Elias Construction, Inc.	Estimating Consultant	Woman	MBE	1.0%
Gamax Consulting, Inc.	Scheduling Consultant	Hispanic-American	MBE	2.0%
IMR Development Corp.	Quality Control	Service-Disabled Veteran	SBE Tier 1	1.0%
TWR Engineers, Inc.	MEP Design Review	Asian-American	SBE Tier 1	5.0%
JNICK Management Group	SMBE M/WBE LWFU Compliance Assistance	African-American	MBE	2.0%
<b>TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal <u>10%</u>)</b>				<b>11.0%</b>

Construction Budget: \$4,062,113 (GOB-funded)

Project Schedule:

DSC has agreed to provide required deliverables in accordance with the A/E's document submittal schedule:

DSC has agreed to the following A/E's document submittal schedule for Part 1 Services - Program/Master Plan for the project, including all required consultants, as follows:

**PART 1**

- Preliminary Scope and Estimate Submittal August 2, 2018
- Draft Scope Definition Program and Master Plan Submittal September 7, 2018
- Final Scope Definition Program and Master Plan complete September 28, 2018

Note: It is anticipated that Issue Resolution by M-DCPS will be completed by August 17, 2018. The Final Scope Definition Program and Master Plan must be approved prior to moving forward with Part 2 negotiations.

**PART 2 (milestones contingent on approval and sign-offs for Part 1)**

- Board Commission - Full A/E Services November 20, 2018
- Phase I - Schematic Design December 13, 2018
- Phase II/III Construction Documents 50% complete February 5, 2019
- Phase II/III Construction Documents 100% complete April 24, 2019

Construction milestones (contingent on approved documents)

- Board Award - Guaranteed Maximum Price (GMP)
- Substantial Completion by

October 2019

October 2020

Terms & Conditions:

1. DSC has agreed to a lump sum fee for CMR Pre-construction Services of \$36,000 which represents approximately 0.89% of the Construction Budget of \$4,062,113. 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)	\$5,400
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$9,000
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$10,800
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$10,800
<b>TOTAL PRE-CONSTRUCTION FEE:</b>	<b>\$36,000</b>

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

<b>SUPPORT SERVICES</b>	<b>LUMP SUM FEE</b>
Programming/Scope Definition (during A/E's Part 1 Services)	<b>\$9,000</b>

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 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. All work shall be in compliance with the State Requirements for Educational Facilities, the Florida Building Code, National Fire Prevention Code, applicable life safety codes, barrier-free design guidelines, Florida Statutes, District Standards and District Policies. Passive design elements and low-energy usage features shall be incorporated in the new work.
4. The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the CMR Agreement.
5. 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.
6. The CMR shall maintain no less than a \$1,000,000 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.
7. 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.
8. 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. All compliance reporting shall be submitted through the M-DCPS on-line diversity compliance system.
9. 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  
 Don Bailey, Senior Project Manager, Capital  
 Alberto Marin, Project Manager II, Capital  
 Bryan Castro, Supervisor II, Maintenance  
 Julio Navarrete, Staff Assistant  
 Anthony Pages, Warranty Coordinator  
 Michael Scott, Compliance Manager  
 Meriel Seymore, ABC Member

Representing

Superintendent of Schools  
 Office of School Facilities  
 Office of School Facilities  
 Maintenance Operations  
 Educational Facilities Code Compliance  
 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. Ed Ford, Professional Selection

Analyst, of A/E Selection & Negotiations, acted as the Facilitator (non-voting) for the interviews and served as Chief Negotiator during negotiations.

Project Funding (GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1509100	23210000	740000	01509000

Prior Commissioning Actions:

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

- CMR at Norland ES  
GOB-funded Renovations & P.E. Shelter, Project Number 01439500  
Preconstruction Services Commissioned: July 15, 2015  
GMP Award: May 11, 2016
- CMR at Lakeview ES  
GOB-funded Renovations, Project Number 01434500  
Preconstruction Services Commissioned: October 14, 2015  
GMP Award: January 25, 2017
- CMR at New K-8 Located at 13835 N.W. 97 Avenue, Hialeah, Florida 33018  
GOB-funded Facility Conversion, Project Number 01439703  
Preconstruction Services Commissioned: July 13, 2016  
GMP Award: January 25, 2017
- CMR at Benjamin Franklin K-8  
GOB-funded Classroom Addition & Renovations, Project Number 01432700  
Preconstruction Services Commissioned: July 13, 2016  
GMP Award: February 21, 2018
- CMR at Dr. Henry W. Mack/West Little River K-8  
GOB-funded Renovations & New Addition, Project Number 01443200  
Preconstruction Services Commissioned: June 21, 2017
- Extension of CMR Miscellaneous Agreement for Projects up to \$2 M  
Two (2) years - from January 17, 2016 to January 17, 2018.

Principal:

The Principal/Owner designated to be directly responsible to the Board for DSC is Joseph Sanches. 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 Construction Management at-Risk firm for General Obligation Bond Funded Addition & Renovations at South Pointe Elementary School, located at 1050 Fourth Street, Miami Beach, Florida 33139, Project Number 01530400, as follows:

- 1) Lump sum fee of \$36,000 for CMR Pre-construction Services;
- 2) Project scope, support fee of \$9,000 during programming; and
- 3) All terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:EF:rg



**ATTACHMENT "A"**  
**SBE/MBE & M/WBE CERTIFICATES**

(May 16, 2018 School Board Agenda Item F-27)

**GOB-FUNDED ADDITION & RENOVATIONS AT SOUTH POINTE ELEMENTARY SCHOOL**  
**LEGAL AD # 159**

**D. STEPHENSON CONSTRUCTION, INC.**  
**CMR FIRM**

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



**Minority/Women Business Enterprise (MWBE) Certificate**

THIS CERTIFIES THAT  
**D Stephenson Construction, Inc.**

IS OWNED AND CONTROLLED BY A(N)  
**AFRICAN AMERICAN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

August 4, 2017	August 4, 2020	6517271
Issue Date	Expiration Date	Vendor No.

*Michelle Hicks-Lenz*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

# ATTACHMENT "A"

## SBE/MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-27)

GOB-FUNDED ADDITION & RENOVATIONS AT SOUTH POINTE ELEMENTARY SCHOOL  
LEGAL AD # 159

### C.L. ELIAS CONSTRUCTION, INC. ESTIMATING CONSULTANT

#### MIAMI-DADE COUNTY PUBLIC SCHOOLS



#### Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT  
**C.L. Elias Construction, Inc.**

OWNED AND CONTROLLED FIRM, PURSUANT TO

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

June 3, 2017    June 3, 2020    6515828  
Issue Date    Expiration Date    Vendor No.

*Michelle Rhodes-Lenz*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

#### MIAMI-DADE COUNTY PUBLIC SCHOOLS



#### Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT  
**C.L. Elias Construction, Inc.**

IS OWNED AND CONTROLLED BY A(N)  
**WOMEN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

June 3, 2017    June 3, 2020    6515828  
Issue Date    Expiration Date    Vendor No.

*Michelle Rhodes-Lenz*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

# ATTACHMENT "A"

## SBE/MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-27)

GOB-FUNDED ADDITION & RENOVATIONS AT SOUTH POINTE ELEMENTARY SCHOOL  
LEGAL AD # 159

### GAMAX CONSULTING, INC. SCHEDULING CONSULTANT

#### MIAMI-DADE COUNTY PUBLIC SCHOOLS



#### Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT  
**Gamax Consulting, Inc.**

OWNED AND CONTROLLED FIRM, PURSUANT TO

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

May 16, 2017    May 16, 2020    6518960  
Issue Date    Expiration Date    Vendor No.

*Michelle Rhodes-Lenz*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

#### MIAMI-DADE COUNTY PUBLIC SCHOOLS



#### Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT  
**Gamax Consulting, Inc.**

IS OWNED AND CONTROLLED BY A(N)  
**HISPANIC AMERICAN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

May 16, 2017    May 16, 2020    6518960  
Issue Date    Expiration Date    Vendor No.

*Michelle Rhodes-Lenz*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

**ATTACHMENT "A"**  
**SBE/MBE & M/WBE CERTIFICATES**  
(May 16, 2018 School Board Agenda Item F-27)

**GOB-FUNDED ADDITION & RENOVATIONS AT SOUTH POINTE ELEMENTARY SCHOOL**  
**LEGAL AD # 159**

**IMR DEVELOPMENT CORP.**  
**QUALITY CONTROL**

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT  
**IMR Development Corp.**

IS OWNED AND CONTROLLED BY A(N)  
**TIER 1**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

August 20, 2016    August 20, 2019    6514492  
Issue Date        Expiration Date    Vendor No.

*Michelle Ricks-Lang*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT  
**IMR Development Corp.**

IS OWNED AND CONTROLLED BY A(N)  
**SERVICE DISABLED VETERAN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

August 20, 2016    August 20, 2019    6514492  
Issue Date        Expiration Date    Vendor No.

*Michelle Ricks-Lang*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132


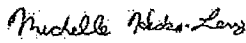
# ATTACHMENT "A"


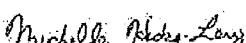
## SBE/MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-27)

GOB-FUNDED ADDITION & RENOVATIONS AT SOUTH POINTE ELEMENTARY SCHOOL  
LEGAL AD # 159

### TWR ENGINEERS, INC. MEP DESIGN REVIEW

<b>MIAMI-DADE COUNTY PUBLIC SCHOOLS</b>			
			
<b>Small Business Enterprise (SBE) Certificate</b>			
THIS CERTIFIES THAT <b>TWR Engineers, Inc.</b>			
IS OWNED AND CONTROLLED BY A(N) <b>TIER 1</b>			
PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02			
November 6, 2016 Issue Date	November 8, 2019 Expiration Date	6509354 Vendor No.	 Office of Economic Opportunity 1450 NE 2nd Avenue, Suite 428 Miami, Florida 33132

<b>MIAMI-DADE COUNTY PUBLIC SCHOOLS</b>			
			
<b>Minority/Women Business Enterprise (MWBE) Certificate</b>			
THIS CERTIFIES THAT <b>TWR Engineers, Inc.</b>			
IS OWNED AND CONTROLLED BY A(N) <b>ASIAN AMERICAN</b>			
PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02			
November 6, 2016 Issue Date	November 8, 2019 Expiration Date	6509354 Vendor No.	 Office of Economic Opportunity 1450 NE 2nd Avenue, Suite 428 Miami, Florida 33132

# ATTACHMENT "A"

## SBE/MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-27)

GOB-FUNDED ADDITION & RENOVATIONS AT SOUTH POINTE ELEMENTARY SCHOOL  
LEGAL AD # 159

### JNICK MANAGEMENT GROUP SMBE M/WBE LWFU COMPLIANCE ASSISTANCE

#### MIAMI-DADE COUNTY PUBLIC SCHOOLS



#### Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT  
**JNICK Management Group**

OWNED AND CONTROLLED FIRM, PURSUANT TO

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

April 17, 2017    April 17, 2020    6521429  
Issue Date    Expiration Date    Vendor No.

*Michelle Rides-Lenz*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

#### MIAMI-DADE COUNTY PUBLIC SCHOOLS



#### Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT  
**JNICK Management Group**

IS OWNED AND CONTROLLED BY A(N)  
**AFRICAN AMERICAN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

April 17, 2017    April 17, 2020    6521429  
Issue Date    Expiration Date    Vendor No.

*Michelle Rides-Lenz*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132