

Office of School Facilities  
Raul F. Perez, Chief Facilities Design and Construction Officer

**SUBJECT:                   AWARD GUARANTEED MAXIMUM PRICE TO D. STEPHENSON CONSTRUCTION INC. FOR THE GENERAL OBLIGATION BOND FUNDED RENOVATIONS PROJECT AT DR. HENRY W. MACK/WEST LITTLE RIVER K-8 CENTER; PROJECT NUMBER 01443200**

**COMMITTEE:               FACILITIES AND CONSTRUCTION**

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

Background:

At its meeting of June 21, 2017 (Agenda Item F-35), the Board commissioned D. Stephenson Construction Inc. (D. Stephenson), as the Construction Management at-Risk (CMR) firm for the renovations project at Dr. Henry W. Mack/ West Little River K-8 Center. As part of their pre-construction services, D. Stephenson 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 a new addition and renovations to portions of the existing facility. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On August 5, 2020, fifty-six (56) sealed subcontractor bids were received and opened at Coral Way Elementary School. On August 7, 2020, forty-nine (49) sealed subcontractor bids were received and opened at Coral Way Elementary School. On August 31, 2020, two (2) sealed subcontractor bids were received and opened at Coral Way Elementary School. The Project Architect and staff from the Office of School Facilities Construction witnessed the bid openings and tabulation process. Negotiations with D. Stephenson concluded successfully and the GMP agreed to for this project is \$8,582,252.00, which includes an Owner's Contingency of \$436,169.00. This contract covers all required work and includes subcontracts, materials, contingency, general conditions, bonds, overhead and profit.

The contract provides for compliance with Small Business, Micro Business and Minority Owned Business Utilization Goals. The Office of School Facilities Construction staff reviewed the SBE, 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-44**

Small/Micro Business S/MBE Utilization:

A mandatory S/MBE participation goal of 15% for Construction Management and 18.36% for Construction was established for this project (as determined by the M-DCPS Goal Setting Committee).

Minority/Women Business Enterprise (M/WBE) Utilization:

A mandatory M/WBE participation goal of 6.64%; encompassing African American, Native American and Asian American firms; was established for this project (as determined by the M-DCPS Goal Setting Committee).

Identified below are the S/MBE and M/WBE firms that D. Stephenson will use on the project. Additional S/MBE and/or M/WBE subcontractors may be included in the project as the contractor finalizes awarding of all the subcontracts.

OEO staff confirmed the S/MBE and M/WBE Certification status of the prime firm and each sub-contractor and verified the Participation Letters of Intent outlining roles and responsibilities. The following table details firms that D. Stephenson will use on the project:

<b>SBE, MBE &amp; M/WBE UTILIZATION</b>						
PRIME FIRM: D. Stephenson is a pre-qualified MWBE firm (expires on 7/29/2023):						
SUB-CONTRACTOR FIRMS (Construction Services)	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION	CONTRACTED CONSTRUCTION SBE/MBE (%)	CONTRACTED CONSTRUCTION M/WBE (%)	CONTRACTED CONST. MGMT. SBE/MBE (%)
All Dade Fences, Inc.	Fencing & Misc. Metals	HA 5-1-23	SBE T2 5-1-23	4.77%		
Amion Enterprises International Corp.	Resilient Flooring-Carpet & ACT	AA 9-27-22	SBE T1 9-27-22		4.65%	
FXP Corp.	HVAC	HA 9-13-22	SBE T1 9-13-22	18.2%		
Sagoma Construction Services Inc.	Stucco	AA 10-29-23	SBE T1 10-29-23		2.81%	
C.L. Elias Construction, Inc.	Onsite Management	NM 4-15-23	SBE T1 4-15-23			1.5%
Gamax Consulting, Inc. Db a Gamax Construction	Scheduling	HA 4-28-23	MBE T1 4-28-23			3.0%
IMR Development Corp. Db a Jennings Pipe Lining	Onsite Management	AA (VBE) 8-23-22	SBE T1 8-23-22			9.0%
M. Gill & Assoc., Inc., db a Minority Business Enterprise Center	Local Workforce	AA 5-31-22	MBE T2 5-31-22			2.0%
<b>TOTAL PARTICIPATION</b>				<b>22.97%</b>	<b>7.46%</b>	<b>15.5%</b>

**LEGEND:**

<b>AA</b>	<b>African American</b>	<b>M/WBE</b>	<b>Minority/Women Business Enterprise</b>
<b>HA</b>	<b>Hispanic American</b>	<b>NM</b>	<b>Non-Minority</b>
<b>MBE-T1</b>	<b>Micro-Business Enterprise Tier 1</b>	<b>SBE-T1</b>	<b>Small Business Enterprise Tier 1</b>
<b>MBE-T2</b>	<b>Micro-Business Enterprise Tier 2</b>	<b>SBE-T2</b>	<b>Small Business Enterprise Tier 2</b>

**Local Workforce Utilization:**

D. Stephenson will provide a Local Workforce Utilization of 20% for Construction within a 10-mile radius (as determined by the M-DCPS Goal Setting Committee).

The Office of Economic Opportunity shall monitor the above-stated goals for compliance.

D. Stephenson is required to report monthly on SBE/MBE and M/WBE Utilization to OEO. All compliance reporting shall be submitted through the M-DCPS Online Diversity Compliance System.

**Description and Scope**

**Existing Campus:**

Dr. Henry W. Mack/ West Little River K-8 Center is located at 2450 N.W. 84 Street, Miami, Florida 33147. The facility is bordered on north by N.W. 84 Street, on the east by West Little River Park, on the west by N.W. 25 Avenue, and on the south by a residential neighborhood. The existing school was built in 1948, with additions constructed afterwards, and is currently comprised of nine (9) permanent buildings situated on an approximately 9-acre parcel of land. The facility has a permanent capacity of 565 student stations and will have a total of seven hundred thirty-seven (737) student stations upon completion.

**Project Scope:**

The proposed scope of work for this project includes, but is not limited to:

**Campus-wide:**

- ❖ New open collaboration classrooms, new ESE classrooms, new Computer Lab, new Student Administration Services, new Science Demo Lab, and new Art Lab (Reconfigure spaces per requirements of a K8 conversion)
- ❖ Renovate existing classrooms to include new ceilings, LED lighting, tackboards, markerboards and new teacher station desks
- ❖ Selective window replacement
- ❖ Exterior painting of all buildings
- ❖ Replacement of drinking fountains with new ADA complaint hi-low electric water coolers throughout facility.
- ❖ Fire Alarm System Replacement
- ❖ Electrical upgrades
- ❖ Replace all wood and any damaged metal doors

Site:

- ❖ Estate fence and gates at entry
- ❖ New chain link fence and gates replacement around school perimeter
- ❖ Primary play area replacement
- ❖ New marquee sign
- ❖ Repair of existing asphalt parking and drives
- ❖ Concrete walks repair, plus new concrete walks
- ❖ New aluminum canopy covered walkways between B08 and B03

Restrooms:

- ❖ Complete remodeling and renovations of all six (6) group restrooms
- ❖ Reconfigure two (2) staff single restrooms and add new Staff Male/Female single restroom

Mechanical General Scope:

- ❖ Building 01: New BARD-type AC units in all classrooms
- ❖ New split HVAC system for Administration offices and Student Services
- ❖ New HVAC system at serving area and kitchen

Kitchen and Serving Line Area:

- ❖ New food serving area
- ❖ New and relocated equipment including related Infrastructure
- ❖ New storage rooms with low walls
- ❖ New kitchen walk-in freezer
- ❖

Roof Replacement:

- ❖ Building 03, Building 09 and Covered Walk between existing Buildings 3 & 8

Security and Burglar Intrusion Scope:

- ❖ Replace the main panel and install new door contacts and motion detectors in cafeteria

Project Schedule:

The timeline for this project is as follows:

- |                               |                   |
|-------------------------------|-------------------|
| • Award GMP                   | November 18, 2020 |
| • Substantial Completion      | March 9, 2022     |
| • Final Completion/Acceptance | April 8, 2022     |

Project Funding-General Obligation Bond:

Fund 351000; Object: 563000; Location: 1586100; Program: 23670000; Function: 740000  
Fund 360000; Object: 568000; Location: 1586100; Program: 15080000; Function: 740000

Fund 351000; Object: 568000; Location: 1586100; Program: 23670000; Function: 740000  
Principal:

The Principal/Owner designated to be directly responsible to the Board for D. Stephenson Construction, Inc. is Mr. Dwight Stephenson. The firm is located at 6625 Miami Lakes Drive, Suite 532, Miami, Florida 33014.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, award Guaranteed Maximum Price to D. Stephenson Construction Inc., for the General Obligation Bond funded renovations project at Dr. Henry W. Mack/ West Little River K-8 Center; Project Number 01443200; in the amount of \$8,582,252.00, which includes owner's contingency in the amount of \$436,169.00.

RFP:ed