

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 PRE-CONSTRUCTION SERVICES RELATED TO A GENERAL OBLIGATION BOND FUNDED RENOVATIONS AND REPAIRS PROJECT AT MIAMI SOUTHRIDGE SENIOR HIGH SCHOOL, LOCATED AT 19355 SW 114 AVENUE, MIAMI, FL 33157, PROJECT No. 01338200

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Introduction

In April 2014, a solicitation was published to competitively select one (1) Construction Management-at Risk (CMR) firm, for each of two (2) General Obligation Bond (GOB) renovation and repair projects at Miami Southridge Senior High School and Miami Sunset Senior High School. Thirteen (13) firms responded to the solicitation. Three (3) firms were not evaluated due to incomplete submittals; ten (10) firms were evaluated, and seven (7) firms were short-listed to interview for the projects.

On July 8, 2014, the seven (7) 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., (DSC) ^(a)
2	Stobs Bros. Construction Co.
3	Thornton Construction Company, Inc. ^(a)
4	H. A. Contracting Corp.
5	T&G Constructors ^(a)
6	BDI Construction Company
7	State Contracting & Engineering Corp.

Notes: (a) Prime firm holds a current M-DCPS M/WBE Certificate;

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- (b) This solicitation includes a mandatory Small/Micro Business Enterprise sub-consultant goal of 10% for Pre-construction, and sub-contracting goals of 20% for Construction and 10% for Construction Management (as determined by the M-DCPS Goal Setting Committee);
- (c) Countywide Construction Local Workforce Utilization Goal is 20%.

Selection

In accordance with the solicitation, the highest-ranked firm was selected to negotiate for the top value project, and the second-ranked firm was selected to negotiate for the second value project.

DSC was ranked #1 and, therefore selected to negotiate for the top-valued GOB project, Miami Southridge Senior High School. Negotiations with the firm were successfully concluded and DSC has agreed to provide CMR Pre-construction Services as follows:

Project Description and Scope

- ♦ The existing school campus consists of 5 permanent buildings with covered walkways (total of 304,378 GSF), hard courts, athletic fields, service drive and staff and student parking. Building 1 is a 3-story building constructed in 1994; Building 2 and Building 3 are single-story buildings, also constructed in 1994; Building 4 is a single-story constructed in 1990; and Building 5 was constructed in 2002.
- ♦ The project scope includes, but is not limited to: air conditioning and heating repair/replacement; site improvements; electrical upgrades; roofing repair/replacement; restroom and plumbing renovation; exterior door/window repair/replacement; interior wall, ceiling/flooring improvement; security/surveillance enhancement; portable removal; lighting replacement/upgrade; elevator repairs; fire alarm/fire protection enhancements; gym bleacher replacement; and exterior paint.

Office of Economic Opportunity (OEO) Review

M-DCPS OEO staff reviewed the SBE, MBE and M/WBE certification status of all team members and verified the existence of a Memorandum of Understanding outlining roles and responsibilities, as follows:

DSC is an M-DCPS certified African American business.

Sub-consultant Firms

M-DCPS M/WBE

M-DCPS SBE/MBE

- ♦ Cooper Construction Management & Consulting, Inc.
- ♦ Asset Builders, LLC dba Messam Construction

AAM
AAF

MBE
MBE

} Added

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Sub-consultant Firms (Continued)
SBE/MBE

M-DCPS M/WBE M-DCPS

- Educational Facilities Code Compliance Assessment dba EFCA, LLC AAM MBE
- Sagoma Construction Services, Inc. AAM MBE

Notes: (AAM) African American Male
 (AAF) African American Female
 (MBE) Micro Business Enterprise

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Construction Delivery Method

To minimize disruption to students and faculty during construction, and in accordance with 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(s), if necessary.

Construction Budget: \$4,436,079 (GOB funded)

Project Schedule

DSC has agreed to the following Architect's time-sensitive document submittal schedule:

- Program Validation/Final Scope Definition Report: August 29, 2014
- Phase I - Schematic Design: November 19, 2014
- Phase - II/III Construction Documents 50% complete: February 19, 2015
- Phase - II/III Construction Documents 100% complete: May 19, 2015

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): September 2015
- Construction - Substantial Completion by: October 2016
- Final Completion/Acceptance by: December 2016

Terms & Conditions

1. DSC has agreed to a lump sum fee for CMR - Pre-construction Services of \$42,142, which represents approximately 0.95% of the Construction Budget of \$4,436,079. 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 this 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 (completed/accepted by M-DCPS)	\$10,535
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$10,535
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$12,642
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment.	\$8,430
TOTAL PRE-CONSTRUCTION FEE:	\$42,142

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 project Architect/Engineer, as well as all existing on-site 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 Architect/Engineer to ensure that all the 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 Small/Micro Business Enterprise 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.

The Selection Committee consisted of the following individuals:

<u>Committee Members</u>	<u>Representing</u>
Jose Solares, Regional Manager Florida Power & Light Company	Superintendent of Schools
Meriel Seymore, Community Representative	Superintendent of Schools
Brian A. Williams, Economic Opportunity Development Officer	M-DCPS Office of Economic Opportunity
Carlos Hevia, Executive Director	M-DCPS Office of School Facilities
Michael Krtausch, Executive Director	M-DCPS Office of School Facilities
Harry Munoz, Building Official	Educational Facilities Code Compliance
Suzet Hernandez, Principal	Office of District School Operations
Juan Salinas, Project Manager II	M-DCPS Office of School Facilities

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. A representative from the Miami-Dade County Office of the Inspector General attended the interviews as an observer, and a representative of M-DCPS A/E Selection & Negotiations, acted as the Facilitator (non-voting) for the interviews.

Project Funding - General Obligation Bond

Fund: 351000; Object: 568000; Location: 1773100; Program: 26960000; Function: 740000

Prior Commissioning & Performance Evaluation

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

- CM at-Risk Miscellaneous Projects up to \$2M for a four-year term with extensions, at the Board's option.

Term Contract Date of Commission: 01/18/12

The most recent overall performance evaluation score issued by staff to DSC was for the quarter ending March 2014. Based on a performance scale of 1-5 (low to high), the firm received a score of 3.12.

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Principal

The Principal/Owner designated to be directly responsible to the Board for DSC is Dwight Stephenson. The firm is located at 6600 NW 27th Avenue, Suite 207, Miami, Florida 33147.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission D. Stephenson Construction, Inc., as the Construction Management at Risk firm for Pre-construction Services related to a General Obligation Bond funded Renovations and Repairs Project at Miami Southridge Senior High School, located at 19355 SW 114 Avenue, Miami, Florida 33157, Project No. 01338200, as follows:

- 1) a lump sum fee of \$42,142 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:EF:CV:cv