

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 OAK GROVE ELEMENTARY SCHOOL, LOCATED AT 15640 NE 8 AVENUE, NORTH MIAMI BEACH, FL 33162, PROJECT NO. 01337300**

**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 one (1) General Obligation Bond (GOB) renovation and repair project at Oak Grove Elementary School. Fourteen (14) firms responded to the solicitation. Four (4) 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 9, 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) <sup>(a)</sup>
2	T&G Constructors <sup>(a)</sup>
3	Thornton Construction Company, Inc. <sup>(a)</sup>
4	State Contracting & Engineering Corp.
5	Stobs Bros. Construction Co.
6	BDI Construction Company
7	H. A. Contracting Corp.

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

**Revised**  
**F - 24**

- (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 this project.

DSC was ranked #1, and therefore selected to negotiate for Oak Grove Elementary 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 13 permanent buildings with covered walkways (total of 77,938 GSF), hardcourts, play area and parking. Buildings 01 - 05, 10 - 13 are single-story buildings constructed in 1958; Buildings 06 - 09 and 11 are single-story buildings constructed in 1991, and Building 12 is a single story building constructed in 1938.
- The project scope includes, but is not limited to: demolition and replacement of the PE shelter (Building 10); air conditioning and heating repair/replacement; electrical upgrade; exterior door/window repair/replacement; restroom and plumbing renovations; interior door and hardware replacement; interior wall, ceiling/flooring improvement; site drainage/parking improvement; fire alarm/fire protection enhancement; security/surveillance enhancement; playground repair; 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 a M-DCPS certified African American business.

} Added

Sub-consultant Firms

M-DCPS M/WBE

M-DCPS SBE/MBE

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

AAM

MBE

AAF

MBE

} Revised

Sub-consultant Firms (Continued)

M-DCPS M/WBE

M-DCPS SBE/MBE

- |   |     |     |
|---|-----|-----|
| • 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

} Revised

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 \$2,328,202 (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:                          | October 19, 2014  |
| • Phase - II/III Construction Documents 50% complete:  | February 19, 2015 |
| • Phase - II/III Construction Documents 100% complete: | May 13, 2015      |

Project construction milestone dates are as follows:

- |   |                |
|---|----------------|
| • Board Award - Guaranteed Maximum Price (GMP): | June 2015      |
| • Construction - Substantial Completion by:     | July 2016      |
| • Final Completion/Acceptance by:               | September 2016 |

Terms & Conditions

1. DSC has agreed to a lump sum fee for CMR - Pre-construction Services of \$22,118, which represents approximately 0.95% of the Construction Budget of \$2,328,202. 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:

<b>PRE-CONSTRUCTION SERVICES</b>	<b>LUMP SUM FEE (PER TASK)</b>
Phase I - Schematic Design (completed/accepted by M-DCPS)	\$5,530
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$5,530
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$6,635
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment.	\$4,423
<b>TOTAL PRE-CONSTRUCTION FEE:</b>	<b>\$22,118</b>

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

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
Harry Munoz, Building Official	Educational Facilities Code Compliance
Arnold Montgomery, Administrative Director	Office of District School Operations
Don Bailey, Project Manager II	M-DCPS Office of School Facilities
Marilyn Capon, Project Manager II	M-DCPS Office of School Facilities
Ed Beraldi, Sr. Project Manager	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 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: 1402100; Program: 21960000; 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.

} Revised

Principal

The Principal/Owner designated to be directly responsible to the Board for DSC is Dwight Stephenson. The firm is located at 6600 NW 27<sup>th</sup> 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 Oak Grove Elementary School, located at 15640 NE 8 Avenue, North Miami Beach, Florida 33162, Project No. 01337300, as follows:

- 1) a lump sum fee of \$22,118 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:CC:CV:cv