

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 RENOVATIONS AT MELROSE ELEMENTARY SCHOOL, LOCATED AT 3050 NW 35 STREET, MIAMI, FL 33142, PROJECT NO. 01337400

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Introduction

In June 2014, a solicitation was published to competitively select a Construction Management at-Risk (CMR) firm for each of the following General Obligation Bond (GOB) funded Renovation Projects:

- Miami Northwestern Senior High School
- Kinloch Park Middle School
- Melrose Elementary School

Sixteen (16) firms responded to the solicitation; four (4) firms were not evaluated due to incomplete submittals; twelve (12) firms were evaluated and eight (8) firms were short-listed to interview for the projects. On August 19, 2014, the eight (8) short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	T&G Constructors ^(a)
2	The Weitz Company
3	D. Stephenson Construction, Inc., (DSC) ^(a)
4	State Contracting & Engineering Corp.
5	Klewin Construction Company, Inc.
6	Thornton Construction Company, Inc. ^(a)
7	Stobs Bros. Construction Co.
8	Turner Construction Company

Note: (a) Prime firm holds a current M-DCPS Minority/Women Business Enterprise (MWBE) Certificate

This solicitation includes a mandatory Small Business Enterprise/Micro Business Enterprise (SBE/MBE) sub-consulting goal of 10% for pre-construction services, a sub-contracting goal of 20% for construction, a sub-consulting goal of 10% for construction management services; and a county-wide Local Workforce Utilization Goal of 20% for construction (as determined by the M-DCPS Goal Setting Committee).

Selection

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

DSC was ranked #3, and therefore selected to negotiate for the third-valued GOB Renovation Project at Melrose Elementary School. The highest-ranked and second-ranked firms successfully negotiated for their respective projects as presented under separate Board agenda items.

Negotiations were successfully concluded and DSC has agreed to provide CMR Pre-construction Services as follows:

Project Scope

The project scope includes, but is not limited to, deferred maintenance deficiencies such as adding covered walkway section, pavement resurfacing and re-striping, replacement of basketball goals, new kindergarten playground/equipment, PA replacement, selective structural repairs (in accordance with engineering structural report), exterior paint, termite/pest treatment, selective roofing replacement, selective window replacement, selective exterior & interior door/frame replacement, selective wood & VCT flooring replacement, complete HVAC system replacement (including new HVAC for kitchen), controls replacement, grease trap replacement, restroom and plumbing renovation, electric water cooler replacement, electrical infrastructure for selective CCTV system replacement, stage lighting replacement, selective general lighting replacement, exterior building lighting replacement, selective security alarm improvements, complete security camera system replacement, Auditorium sound system replacement, stage curtain replacement, cabinet replacement, emergency lighting system replacement, electrical capacity and selective panel upgrade, and demolition and replacement of building 2 (4 classrooms to house 72 student stations with support spaces totaling approximately 3,688 GSF).

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, if necessary.

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-owned business.

SUB-CONSULTANT FIRMS (Pre-construction Services)	ROLE / RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE	
			CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
IMR Development Corp.	Quality Control & SBE/MBE Outreach	AM	MBE	2.5%
Asset Builders, LLC (dba Messam Construction)	Estimating & Scheduling	AF	MBE	2.5%
EFCA, LLC	Design Review	AM	MBE	2.5%
Sagoma Construction Services, Inc.	MEP Design Review	AM	MBE	2.5%
TOTAL PARTICIPATION (M-DCPS Mandatory Goal <u>10</u> %)				10.0%

Legend: AF - African American Female
 AM - African American Male
 MBE - Micro Business Enterprise

Construction Budget \$4,630,375 (GOB funded)

Project Schedule

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

- Program Validation/Final Scope Definition Report: November 6, 2014
- Phase I - Schematic Design: December 12, 2014
- Phase - II/III Construction Documents 50% complete: February 2, 2015
- Phase - II/III Construction Documents 100% complete: April 10, 2015

Project construction milestone dates are as follows:

- Board Award - GMP: September 2015
- Construction - Substantial Completion by: March 2017

Terms & Conditions

1. DSC has agreed to a lump sum fee for CMR Pre-construction Services of \$38,432, which represents approximately 0.83% of the Construction Budget of \$4,630,375. 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)	\$7,686
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$9,608
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$11,530
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment.	\$9,608
TOTAL PRE-CONSTRUCTION FEE:	\$38,432

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 OEO 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>
Nicole Kaufman-Glasgow, Asst. Vice Pres. Florida International University	Superintendent of Schools
Thomas Spaulding, Community Representative	Superintendent of Schools
Torey Alston, Executive Director	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
Dr. Alexis L. Martinez, Administrative Director	Office of School Operations
Glen White, Program Director, (Parsons Brinckerhoff)	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 and Chief Negotiator during negotiations.

Project Funding - GOB

Fund: 351000; Object: 563000; Location: 1318100; Program: 21240000; Function: 740000

Prior Commissioning & Performance Evaluation

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

- CMR for GOB Renovations at Miami Southridge Senior High, Project No. 01338200
Construction Budget: \$4,293,405
Commissioned: August 6, 2014
- CMR for GOB Renovations at Oak Grove Elementary School, Project No. 01337300
Construction Budget: \$2,328,202
Commissioned: August 6, 2014
- CMR Miscellaneous Projects up to \$2M for a four-year term, with extensions at the option of the Board
Commissioned: January 18, 2012

The most recent overall performance evaluation score issued by staff to DSC was for the quarter ending, June 2014. Based on a performance scale of 1-5 (low to high), DSC received a score of 3.15.

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 Construction Management at-Risk firm for General Obligation Bond funded Renovations at Melrose Elementary School, located at 3050 NW 35 Street, Miami, Florida 33142, Project No. 01337400, as follows:

- 1) a lump sum fee of \$38,432 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:ef