

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 (GOB) FUNDED RENOVATIONS PROJECT AT AMERICAN SENIOR HIGH SCHOOL, LOCATED AT 18350 NW 67 AVENUE, MIAMI, FL 33015, PROJECT NO. 01419100**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

**LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY**

Introduction

In September 2014, a solicitation was published to competitively select a Construction Management at-Risk (CMR) firm for each of the following three (3) General Obligation Bond (GOB) funded projects at:

- American Senior High School – GOB Renovations, Project No. 01419100
- Shenandoah Middle School – GOB Renovations, Project No. 01339000
- West Homestead K-8 Center - K-8 Conversion Addition, Remodeling Renovations, Project No. 01336300

Eighteen (18) firms responded to the solicitation; six (6) 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 November 20, 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	MCM
2	D. Stephenson Construction, Inc., (DSC) <sup>(a)</sup>
3	Thornton Construction Company, Inc. <sup>(a)</sup>
4	OHL Building, Inc.
5	BDI Construction Company <sup>(a)</sup>
6	Stobs Bros. Construction Co.
7	Unitech Builders, Corp. <sup>(a)</sup>

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

This solicitation includes Mandatory Small Business Enterprise (SBE) / Micro Business

Enterprise (MBE) Sub-consulting & Sub-contracting Goals, and Local Workforce Utilization Goal, as determined by the M-DCPS SBE Goal Setting Committee, as follows:

<b>SBE / MBE Sub-consultant &amp; Sub-contracting Goals</b>			<b>Local Workforce Utilization Goal</b>
<b>Pre-construction (sub-consulting)</b>	<b>Construction (sub-consulting)</b>	<b>Construction Management (sub-consulting)</b>	
10%	25%	20%	20% (County-Wide)

Selection

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

DSC was ranked #2 and, therefore, selected to negotiate for the second-valued GOB-funded Renovations Project at American Senior High School. The highest-ranked and third-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 Description & Scope

- Campus-wide miscellaneous renovations
- Building 1 complete HVAC replacement (including controls), plumbing fixtures replacement, installation of additional exterior building lighting, etc.
- Buildings 2, 3 and 4 miscellaneous HVAC replacement including exterior condenser, controls, fan coils, exterior lighting replacement, etc.

The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus. New construction shall be designed and constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system.

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 established the SBE/MBE and M/WBE certification status of all team members and verified the existence of a Memorandum of Understanding for each sub-consultant outlining roles and responsibilities, as follows:

<b>PRIME FIRM</b> <u>DSC is an M-DCPS certified African American-owned business</u>  <b>SUB-CONSULTANT FIRM NAME:</b>	<b>ROLE / RESPONSIBILITY</b>	<b>M/WBE CERTIFICATION CATEGORY</b>	<b>SMBE CERTIFICATION CATEGORY</b>	<b>GOAL (%) COMMITMENT</b>
The Relocation & Development Firm	Local Workforce Outreach	A	SMBE	10.0%
Gamax Consulting, Inc.	Scheduling	H	SMBE	2.5%
All-Site Construction, Inc.	Project Mgt. Assistance	A	SBE1	1.0%
ALTA Home Remodeling Co.	Closeout protocol for bid docs. & project manual	SDV	SMBE	1.0%
<b>TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal <u>10 %</u>)</b>				<b>14.5%</b>

- Legend:
- A - African-American
  - H - Hispanic-American
  - SBE1 - Small Business Enterprise Tier 1
  - SDV - Service-Disabled Veteran
  - SMBE - Small & Micro Business Enterprise

Construction Budget \$5,263,480 (GOB funded)

Project Schedule

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

- Program Validation/Final Scope Definition Report: February 20, 2015
- Phase I - Schematic Design: April 13, 2015
- Phase - II/III Construction Documents 50% complete: June 8, 2015
- Phase - II/III Construction Documents 100% complete: August 14, 2015

Project construction milestone dates are as follows:

- Board Award – Guaranteed Maximum Price (GMP): January 2016
- Construction - Substantial Completion: April 2017
- Final Completion/Acceptance (Occupancy): July 2017

Terms & Conditions

1. DSC has agreed to a lump sum fee for CMR Pre-construction Services of \$44,500, which represents approximately 0.84% of the Construction Budget of \$5,263,480. 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)	\$8,900
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$11,125
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$13,350
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment.	\$11,125
<b>TOTAL PRE-CONSTRUCTION FEE:</b>	<b>\$44,500</b>

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 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:

#### Committee Members

Thomas Spaulding, District 1 Representative  
Christa Dotson Dean, ABC Committee member  
Michelle Hicks-Levy, Supervisor  
Rudy Gonzalez, Executive Director  
Brandon DeCaro, Sr. Project Manager  
Michael Krtausch, Executive Director  
Lewis Cooper, Registered Architect  
Dr. Alexis L. Martinez, South Region Supt.

#### Representing

Superintendent of Schools  
Community Representative  
M-DCPS OEO  
M-DCPS Office of School Facilities  
M-DCPS Office of School Facilities  
M-DCPS Office of School Facilities  
Educational Facilities Code Compliance  
Office of District School Operations

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: 568000; Location: 1701100; Program: 26210000; 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 Melrose Elementary School, Project No. 01337400  
Construction Budget: \$4,630,375  
Commissioned: October 7, 2014
- 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 three-year average performance evaluation score issued by staff to DSC was for the quarter ending, September 2014. Based on a performance scale of 1-5 (low to high), DSC received a score of 3.20.

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 Construction Management at-Risk firm for General Obligation Bond funded Renovations project at American Senior High School, located at 18350 NW 67 Avenue, Miami, Florida 33015, Project No. 01419100, as follows:

- 1) a lump sum fee of \$44,500 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:cc