

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: AWARD GUARANTEED MAXIMUM PRICE (GMP) D. STEPHENSON CONSTRUCTION, INC., FOR THE GENERAL OBLIGATION BOND FUNDED RENOVATIONS AND REPAIRS PROJECT AT OAK GROVE ELEMENTARY SCHOOL, LOCATED AT 15640 N.E. 8 AVENUE, NORTH MIAMI BEACH, FLORIDA 33162; PROJECT NO. 1337300

COMMITTEE: FACILITIES AND CONSTRUCTION

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

Background

At its meeting of August 6, 2014 (Item F-24 revised), the Board commissioned D. Stephenson Construction, Inc. (Stephenson) as the Construction Management (CM) At-Risk firm for the renovations and repairs of Oak Grove Elementary School. This project is for the construction, renovation and remodeling of portions of the existing facility and various site improvements. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On May 22, 2015, thirty seven (37) sealed subcontractor bids were received and opened at the Miami-Dade County School Board SBAB Offices, Room 323. The project Architect and staff from the offices of School Facilities Construction witnessed the bid opening and tabulation process. Negotiations with Stephenson concluded successfully and the GMP agreed to for this project is \$2,942,144.00, which includes an Owner's contingency of \$140,102.00. This contract covers all required work and includes subcontracts, materials, contingency, general conditions, bonds, overhead and profit.

The contract provides for compliance with Small and Micro Businesses Utilization Goals. M-DCPS Office of Economic Opportunity (OEO) 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 as follows:

Small/Micro Business S/MBE Utilization:

The S/MBE participation goals established for this project were 10% for Construction Management and 20% for Construction. The following table details S/MBE firms that Stephenson will use on the project.

S/MBE UTILIZATION

| SUB-CONSULTANT FIRMS (Construction Services) | ROLE / RESPONSIBILITY | MWBE CERTIFICATION CATEGORY | SBE/ MBE CERTIFICATION CATEGORY | CONTRACTED (%) Construction | CONTRACTED (%) Const. Mgmt. |
|---|--------------------------------|-----------------------------------|---------------------------------------|-----------------------------------|-----------------------------------|
| Varoarda Group Inc. | Demo/ Infill / Flooring | HF | SBE/ MBE | 17.2 | |
| Ocean Door and Windows | Windows, Doors and Hardware | HM | SBE/ MBE | 8.5 | |
| Supreme Ceiling and Interiors Inc | Ceiling | AF | SBE | .11 | |
| RNH Electric LLC | Electrical | AM | SBE/ MBE | 7.35 | |
| Cooper Construction Management | SBE/MBE Monitoring | AM | SBE/ MBE | | 2.5 |
| Messam Construction LLC | Local Work Force Monitoring | AF | SBE/ MBE | | 2.5 |
| EFCA LLC | Close-out Documentation | AM | SBE/ MBE | | 2.5 |
| Sagoma Construction Inc. | MEP review and inspection | AM | SBE/ MBE | | 2.5 |
| Coltec Engineering Inc | Air Conditioning | HM | | | |

| | | |
|----------------------------|--------------|------------|
| TOTAL PARTICIPATION | 33.16 | 10% |
|----------------------------|--------------|------------|

Local Workforce Utilization:

Stephenson will provide Local Workforce Utilization of 20% for Construction.

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

Description and Scope

Existing Campus:

Oak Grove Elementary located at 15640 N.E. 8 Ave, North Miami Beach, FL 33162 adjacent to Oak Grove Park. The existing original school was built in 1958; an addition was later built in 1991.

Project Scope:

The scope of the work for the project includes, but is not limited to, replace PE shelter, re-surface play courts, new covered walkway, replace various sidewalks, drainage improvement at Building 1 courtyard, paint exterior of buildings, replace water coolers, provide EMS controls, replace HVAC at various locations (Kitchen, Cafeteria, Administration, Classrooms), provide additional exit signs, renovate group toilets and single use toilets, various electrical upgrades, new carpet in Library.

Project Schedule:

The timeline for this project is as follows:

- Award GMP June 17, 2015
- Substantial Completion July 26, 2016
- Final Completion/Acceptance September 29, 2016

Project Funding-General Obligation Bond:

Fund: 351000: Object: 568000: Location: 1402100: Program: 21960000: Function: 740000

Principal:

The Principal/Owner designated to be directly responsible to the Board for Stephenson is Dwight Stephenson. The firm is located at 7270 N.W. 12 Street, Suite 345, Miami, FL 33126.

RECOMMEND: That The School Board of Miami-Dade County, Florida approve the GMP contract for D. Stephenson Construction, Inc. for various general renovations to Oak Grove Elementary School located at 15640 N. E. 8 Avenue, North Miami Beach, Florida 33162, Project No. 01337300 in the amount of \$2,942,144, which includes owner's contingency in the amount of \$140,102.

RP:ed