

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

SUBJECT: AWARD GUARANTEED MAXIMUM PRICE (GMP) TO D. STEPHENSON CONSTRUCTION, INC., FOR THE 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. 01335400

COMMITTEE: FACILITIES AND CONSTRUCTION

**LINK TO STRATEGIC
BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

Background

At its meeting of August 4, 2014 (Item F-22), the Board commissioned D. Stephenson Construction, Inc. (Stephenson) as the Construction Management (CM) At-Risk firm for the renovations and repairs of Miami Southridge Senior High 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 August 10, 2015, twenty four (24) 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 and Office of Economic Opportunity witnessed the bid opening and tabulation process. Negotiations with Stephenson concluded successfully and the GMP agreed to for this project is \$4,993,927 which includes an Owner's contingency of \$221,804. 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 S/MBE and M/WBE certification status of all subcontractors and verified the existence of a Letter of Intent for each, outlining roles and responsibilities.

Small/Micro Business/ Enterprise Utilization S/MBE:

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:

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S/MBE UTILIZATION

SUB-CONSULTANT FIRMS (Construction Services)	ROLE / RESPONSIBILITY	MWBE CERTIFICATION CATEGORY	SBE/ MBE CERTIFICATION CATEGORY	CONTRACTED (%) Construction	CONTRACTED (%) Const. Mgmt.
Xtera, LLC	Pressure Cleaning, Exterior Painting, Flooring Package	HA	MBE	11.37%	
Varoarda Group, Inc.	Acoustical Ceilings	HA	MBE	6.52%	
C.L. Elias Construction	Drywall & Metal Framing	W	SBE1	.87%	
Complete Power Systems, LLC.	Electrical	AA	MBE	8.23%	
Cooper Construction Management & Consulting, Inc.	SBE/MBE, Outreach	AA	MBE		2.5%
The EFCA Group, LLC.	Design Review, Closeout	AA	MBE		2.5%
Sagoma Construction Company, Inc.	MEP Design Review & Estimating	AA	MBE		2.5%
Asset Builders, LLC. dba Messam Construction	Local Workforce Outreach, Estimating, Scheduling	AA	MBE		2.5%
TOTAL PARTICIPATION				26.99%	10%

LEGEND:

- HA Hispanic-American
- AA African-American
- W Women
- SBE Small Business Enterprise
- MBE Micro Business Enterprise
- SBE1 Small Business Enterprise – Tier 1

Existing Campus:

Local Workforce Utilization:

Stephenson will provide Local Workforce Utilization of 20% for Construction within a county-wide area.

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

Description and Scope

Existing Campus:

Miami Southridge Senior School is a Senior High School facility located at 19355 SW 14 Avenue. The facility is bordered on the south by SW 97 Street, on the east by a Southridge Park, on the west by SW 114 Avenue, and the north by S.W.192 Street. The existing original school was built in 1974. Additions were later built in 1993, and 2002.

The existing School site consists of six (6) buildings arranged on an approximately 31 acre site. The facility has a permanent capacity of 2,701 student stations and 15 existing portable buildings.

Project Scope:

The scope of work for the project includes, but is not limited to; HVAC replacement at various areas, cooling tower replacement, new EMS controls throughout, fire alarm replacement, group toilet rooms upgrades, ceiling tile replacement, bleachers replacement, security camera system, marquee replacement, exterior painting, selective door replacement and other miscellaneous repairs and improvements throughout the facility.

Project Schedule:

The timeline for this project is as follows:

- | | |
|-------------------------------|---------------|
| • Award GMP | Oct. 14, 2015 |
| • Substantial Completion | April 7, 2017 |
| • Final Completion/Acceptance | June 7, 2017 |

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 NW 12 Street, Suite 345, Miami, Florida 33126

RECOMMEND: That The School Board of Miami-Dade County, Florida approve the Guaranteed Maximum Price contract for D. Stephenson Construction, Inc., for the General Obligation Bond funded renovations and repairs project at Miami Southridge Senior High School located at 19355 SW 14 Avenue Miami, Fla. 33157, Project No. 01335400 in the amount of \$4,993,927, which includes owner's contingency in the amount of \$221,804.

RFP:ed