

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, REMODELING AND REPAIRS PROJECT AT MELROSE ELEMENTARY SCHOOL, LOCATED AT 3050 NW 35 STREET, MIAMI, FLORIDA 33142; PROJECT NO. 01337400**

**COMMITTEE:**               **FACILITIES AND CONSTRUCTION**

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

At its meeting of October 7, 2014 (Item F-27 revised), the Board commissioned D. Stephenson Construction, Inc. (Stephenson ) as the Construction Management (CM) At-Risk firm for the remodeling, renovations and repairs of Melrose 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 October 12, 2015, twenty seven (27) sealed subcontractor bids were received and opened at the Miami-Dade County School Board SBAB Offices, Room 321. The Project Architect, a representative from the Office of Economic Opportunity and staff from the Office 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 \$4,863,666.00, which includes an Owner's contingency of \$219,876.00. 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 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.

Small/Micro Business S/MBE Utilization:

The S/MBE participation goals established for this project were 10% for Construction Management and 20% for Construction (as determined by the M-DCPS Goal Setting Committee). 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.
Electrical Alliance Corporation	Electrical	HA	MBE	18.38%	
Ly Construction Inc. d/b/a My Engineering Group	Site work	HA	MBE	6.71%	
New Generation Custom Window Treatments	Stage Curtain	AA	MBE	.38%	
Vaorarda Group, Inc.	Concrete	HA	MBE	3.78%	
Xterra LLC	Painting	HA	MBE	5.64%	
CL Elias Construction, Inc.	Demolition	W	SBE 1	4.60%	
Ocean Doors and Windows	Windows, shades, carpentry	HA	SBE 1	9.28%	
Rapid Act, Inc.	HVAC	HA	SBE 1	14.76%	
Gomez and Son Fence Corp.	Fencing	HA	SBE 2	.29%	
Asset Builders, LLC d/b/a Messam Construction	Estimating & scheduling	AA	MBE		2.5%
IMR Development Corp.	SBE/MBE, MWBE Outreach	SOV	MBE		2.5%
Sagoma Construction Company, Inc.	Design review & estimating	AA	MBE		2.5%
The EFCA Group, LLC	Design review & estimating	AA	MBE		2.5%
<b>TOTAL PARTICIPATION</b>				<b>63.82%</b>	<b>10%</b>

**LEGEND:**

- AA African American
- HA Hispanic
- NM Non-Minority
- SOV Service Disable Veteran
- W Women
- MBE Micro Business Enterprise
- SBE 1 Small Business Enterprise Tier 1
- SBE 2 Small Business Enterprise Tier 2

Local Workforce Utilization:

Stephenson will provide Local Workforce Utilization of 20% for Construction within a county-wide area (as determined by the M-DCPS Goal Setting Committee).

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

Description and Scope

Existing Campus:

Melrose Elementary School is located at 3050 NW 35 Street, Miami, FL 33142. The facility is bordered on the South by NW 33 Street, on the East by NW 39 Avenue, on the West by 31 Avenue and on the North by NW 35 Street.

The existing school site consists of nine buildings arranged on an approximately 8.0 acre site; Buildings 1 & 6 were built in 1947, Buildings 2 and 4 in 1956, Building 3 in 1967, Building 5 in 1969, Building 9 in 1978 and Buildings 10 and 11 in 2000. The facility has a permanent capacity of 608 student stations and there are no portable buildings on this site.

Project Scope:

The scope of the work for the project includes, but is not limited to; re-surface play courts, new covered walkway, miscellaneous site improvements, re-roofing, door and window replacement, classroom remodeling at various locations, paint exterior and remodeled interior spaces, replace water coolers, HVAC replacement, EMS digital controls, new elevator, structural repairs throughout, renovate group toilets, exterior building lighting, new security camera and alarm systems, stage lighting, classroom lighting, and other miscellaneous repairs and upgrades.

Project Schedule:

The timeline for this project is as follows:

- Award GMP November 18, 2015
- Substantial Completion June 18, 2017
- Final Completion/Acceptance July 18, 2017

Project Funding-General Obligation Bond:

Fund: 351000: Object: 563000: Location: 3181100 Program: 21240000 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, FL 33126.

**RECOMMENDED:** 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, remodeling and repairs project at Melrose Elementary School located at 3050 NW 35 Street, Miami, Florida, 33142, Project No. 01337400 in the amount of \$4,863,666.00, which includes owner's contingency in the amount of \$ 219,876.00.

RFP:ed