

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 AMERICAN SENIOR HIGH SCHOOL LOCATED AT 18350 N.W. 67 AVENUE, MIAMI, FLORIDA 33015; PROJECT NO. 01419100.**

**COMMITTEE:               FACILITIES AND CONSTRUCTION**

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

Background:

At its meeting of February 11, 2015 (Item F-26), the Board commissioned D. Stephenson Construction, Inc. (Stephenson) as the Construction Management At-Risk (CMR) firm for the renovations and repairs of American Senior High School. This project is for the construction, renovation, and repairs of portions of the existing facility and various site improvements. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On November 13, 2015, forty two (42) sealed subcontractor bids were received and opened at the Miami-Dade County School Board Administration Building, Room 323. The Project Architect and staff from the Offices of School Facilities Construction and Economic Opportunity witnessed the bid opening and tabulation process. Negotiations with Stephenson concluded successfully and the GMP agreed to for this project is \$5,522,655.00, which includes an Owner's contingency of \$279,659.00. 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. The M-DCPS Office of Economic Opportunity 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 S/MBE Utilization:

The S/MBE participation goals established for this project were 20% for Construction Management and 25% 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	9.65%	
G & L Plumbing Service, Inc.	Plumbing	AA	MBE	8.18%	
Varoarda Group, Inc.	Demolition	HA	MBE	14.96%	
Xtera LLC	Dry Wall and Metal Framing	HA	MBE	7.60%	
Curtis Painting & Waterproofing, Inc. d.b.a. Toole Corp.	Painting	AA	SBE 1	0.67%	
Ocean Doors and Windows	Doors and Windows	HA	SBE 1	3.11%	
Alta Home Remodeling, Co.	Close-out Documentation	SDV	MBE		5.0%
Gamax	Scheduling	HA	MBE		2.50%
The Relocation & Development Firm	Workforce Outreach	AA	MBE		5.0%
Allsite Construction, Inc.	Project Management Assistance	AA	SBE 1		10.0%
<b>TOTAL PARTICIPATION</b>				<b>44.17%</b>	<b>22.50%</b>

**LEGEND:**

- AA African American
- HA Hispanic
- SVD Service Disabled Veteran
- MBE Micro Business Enterprise
- SBE 1 Small Business Enterprise Tier 1

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:

American Senior High School is a facility located at 18350 N.W. 67 Avenue, Miami, Florida 33015. The facility is bordered on the east by N.W. 67 Avenue and on the North near to Miami Gardens Drive. The existing original school was built in 1976.

The existing School site consists of one (1) large original main 2 story building and two smaller classroom buildings built separately, arranged on an approximately 30 acre site. The facility has a permanent capacity of 2,150 student stations.

### Project Scope:

The scope of work for this project includes, but is not limited to; selective HVAC replacement and repairs, group restroom and locker room renovations, exterior and interior painting, sky light repair and replacement, resurfacing and restriping of parking lot and drives, selective millwork replacement, basketball courts replacement, Public Address (P/A) system replacement, security camera system upgrades, security alarm system upgrades, and other miscellaneous improvements throughout the facility.

### Project Schedule:

The timeline for this project is as follows:

- Award GMP January 13, 2016
- Substantial Completion June 27, 2017
- Final Completion/Acceptance July 27, 2017

### Project Funding-General Obligation Bond:

Fund: 351000: Object: 568000: Location: 1701100: Program: 26210000: Function: 740000

### Principal:

The Principal/Owner designated to be directly responsible to the Board for Stephenson, is Mr. Dwight Stephenson. The firm is located at 7270 N.W. 12 Street, Suite 345, Miami, Florida 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 and repairs project at American Senior High School located at 18350 N.W. 67 Avenue, Miami, Florida 33015, Project No. 01419100 in the amount of \$5,522,655, which includes owner's contingency in the amount of \$279,659.

RFP:ed