

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

**SUBJECT:                   AWARD GUARANTEED MAXIMUM PRICE (GMP) TO D. STEPHENSON CONSTRUCTION, INC. (STEPHENSON) FOR THE GENERAL OBLIGATION BOND (GOB) FUNDED ADDITION, RENOVATIONS, AND REPAIRS PROJECT AT NORLAND ELEMENTARY SCHOOL, LOCATED AT 19340 N.W. 8 COURT, MIAMI GARDENS, FLORIDA 33169; PROJECT NUMBER 01439500**

**COMMITTEE:               FACILITIES AND CONSTRUCTION**

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

Background:

At its meeting of July 15, 2015 (Item F-24), the Board commissioned D. Stephenson Construction, Inc. (Stephenson), as the Construction Management At-Risk (CMR) firm for the renovations and repairs of Norland Elementary School. As part of their pre-construction services, Stephenson has worked closely with the Project Architect in developing construction documents by providing scheduling, as-built verification, constructability reviews and cost estimating services. This project includes a building addition, renovations 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 March 3, 2016, forty-six (46) sealed subcontractor bids were received and opened at the School Board Administration Building. The Project Architect 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 \$2,492,886, which includes an Owner's contingency of \$108,609. 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 15% 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:

<b>S/MBE UTILIZATION</b>					
<b>SUB-CONSULTANT FIRMS (Construction Services)</b>	<b>ROLE/RESPONSIBILITY</b>	<b>MWBE CERTIFICATION CATEGORY</b>	<b>SBE/ MBE CERTIFICATION CATEGORY</b>	<b>CONTRACTE D (%) Construction</b>	<b>CONTRACTE D (%) Const. Mgmt.</b>
Amion Enterprise International, Corp.	Acoustical Ceiling	AA	SBE 1	1.12%	
C.L. Elias Construction, Inc.	Drywall and Metal Framing	W	SBE 1	3.59%	
G & L Plumbing Services, Inc.	Plumbing	AA	MBE	2.31%	
Gomez & Son Corp. Fence	Fencing	HA	SBE 2	0.48%	
Ocean Doors & Windows	Windows and Window Treatment	HA	SBE 1	5.25%	
Supreme Ceiling & Flooring	VCT Flooring	AA	SBE 1	0.66%	
The Sandy Corp. d/b/a Apex Air Conditioning Contractors	HVAC	HA	SBE 2	9.08%	
Varoarda Group, Inc.	Sitework, Demolition, Concrete and Masonry	HA	MBE	36.20%	
Vassel Tile & Marble, Inc.	Ceramic Flooring	AA	MBE	0.70%	
M. Gill and Associates, Inc.	Local Workforce Monitoring	AA	MBE		3.0%
Program Controls, Inc.	Project Scheduling	AS	SBE 2		2.0%
Canyon Construction, LLC.	Project Engineer	HA	MBE		6.0%
IMR Development	Quality Control	SDV	MBE		6.0%
<b>TOTAL PARTICIPATION</b>				<b>59.39%</b>	<b>17.0%</b>

**LEGEND:**

AA African American  
AS Asian American  
HA Hispanic  
SDV Service Disabled Veteran

W Woman  
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 5 mile radius (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:

Norland Elementary School is located at 19340 N.W. 8 Court, Miami Gardens, Florida. The Facility is bordered on the north by N.W. 195 Street, on the south by N.W. 193 Street, on the east by N.W. 8 Court and on the west by Miami Norland Senior High School. The existing school was built in 1956 and is comprised of 8 permanent buildings situated on an approximately 8 acre parcel of land. The facility will have a permanent capacity of 708 student stations upon completion.

Project Scope:

The scope of work for this project includes, but is not limited to: demolition of four portables and existing P. E. shelter; new building addition comprised of 5 new intermediate classrooms (110 Student Stations), 2 new group restrooms, new P. E. shelter with storage, new flammable storage building, new bus drop off, new primary playground equipment area with artificial turf surface, replacement of windows in building 3, select exterior painting of existing buildings, resurfacing of existing basketball and intermediate hard courts, replacement of basketball poles and backboards, drainage improvements, and resurfacing of existing staff and visitor parking lot.

Project Schedule:

The timeline for this project is as follows:

- Award GMP May 11, 2016
- Substantial Completion July 14, 2017
- Final Completion/Acceptance September 15, 2017

Project Funding-General Obligation Bond:

Fund 351000; Object: 568000; Location: 3701000; Program: 21690000; Function: 740000

Principal:

The Principal/Owner designated to be directly responsible to the Board for D. Stephenson Construction, Inc., 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., (Stephenson) for the General Obligation Bond funded addition, renovations and repairs project at Norland Elementary School, located at 19340 N.W. 8 Court, Miami Gardens, Florida 33169, Project Number 01439500, in the amount of \$2,492,886 which includes owner's contingency in the amount of \$108,609.

RFP:ed