

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

SUBJECT: COMMISSIONING OF D. STEPHENSON CONSTRUCTION, INC., AS THE CONSTRUCTION MANAGEMENT AT-RISK FIRM (CMR) FOR GENERAL OBLIGATION BOND (GOB) FUNDED CLASSROOM ADDITION AND RENOVATIONS AT BENJAMIN FRANKLIN K-8 CENTER, LOCATED AT 13100 N.W. 12 AVENUE, NORTH MIAMI, FLORIDA 33168, PROJECT NUMBER, 01432700

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction

In March 2016, a solicitation Request for Qualifications (RFQ) #134 was published to competitively select two Construction Management at-Risk (CMR) firms for each of the following General Obligation Bond (GOB) funded projects under the Procedures for the Selection of Construction Management (CM), CM at-Risk and Program Management Services (Pilot Program Revision dated September 3, 2015):

- Classroom Addition and Renovations at Benjamin Franklin K-8 Center - Project Number 01432700
- Renovations and Physical Education (P.E.) Shelter Replacement at Meadowlane Elementary School - Project Number 01434800

Thirteen firms responded to the solicitation. One firm was not evaluated due to an incomplete submittal; twelve firms were evaluated, and six firms were short-listed to interview for the projects. On May 17, 2016, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	D. Stephenson Construction, Inc. (a)
2	Link Construction Group, Inc. (a)
3	Stobs Bros. Construction Co.
4	Thornton Construction Company, Inc. (a)
5	BDI Construction Company (a)
6	Turner Construction Company

Notes: (a) Prime firm holds a current M-DCPS Minority/Woman Business Enterprise (M/WBE) Certificate.

This solicitation includes mandatory Small and/or Micro Business Enterprise (SMBE) Sub-consultant and Sub-contracting Goals, and a Local Workforce Utilization Goal for this Project (as determined by the M-DCPS Goal Setting Committee), as follows:

SMBE Sub-consultant and Sub-contracting Goals			Local Workforce Utilization
Pre-construction	Construction	Construction Management	
10%	20%	15%	20% (county-wide)

Selection

In accordance with the solicitation and interview process, the highest-ranked firm was selected to negotiate for the highest-valued project and the second-ranked firm for the second-valued project.

D. Stephenson Construction, Inc. (DSC), was ranked highest and, therefore, negotiated for the highest-valued GOB funded Classroom Addition and Renovations project at Benjamin Franklin K-8 Center. The second-ranked firm successfully negotiated their respective project and is being presented under a separate Board agenda item. Negotiations with the firm were successfully concluded and DSC has agreed to provide the required CMR Pre-construction Services, as follows:

Project Scope

The preliminary scope of work consists of campus-wide, miscellaneous renovations including, but not limited to:

- Demolition of 12 portables and site restoration;
- New classroom addition (9,961 GSF) to provide 198 student stations;
- New P.E. Shelter;
- New covered walkway to N.W. 131 Street; new playgrounds and 20 additional parking spaces;
- Window replacement and selective exterior door replacement;
- Selective flooring replacement at stage; selective carpet replacement;
- Complete HVAC and controls replacement, toilet room exhaust fan replacement, air conditioning of kitchen;
- Renovate toilet rooms including fixtures and finishes; selective base cabinets and sink replacement (at classrooms), and selective water cooler replacement;
- Minor electrical upgrades and replacement, new Public Address System, new Security Camera System; and
- Selective exterior paint.

The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus. New construction shall be designed and constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system.

Construction Delivery Method

To minimize disruption to students and faculty during construction, and in accordance with the M-DCPS Construction Delivery Method Matrix, the CMR delivery method has been selected for this project. However, the Board reserves the right to utilize an alternative delivery method, if deemed to be in the best interest of the Board.

Office of Economic Opportunity (OEO) Review

M-DCPS OEO staff established the SMBE and M/WBE certification status of each sub-consultant and verified the existence of a Memorandum of Understanding, outlining roles and responsibilities, as follows:

PRIME FIRM: <u>DSC is a M-DCPS Certified</u> <u>African-American Owned Business</u>	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SMBE/ M/WBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
SUB-CONSULTANTS FIRM NAME: IMR Development Corp.	Quality Control	Service Disabled Veteran	Micro Business Enterprise	1.0%
C.L. Elias Construction, Inc.	Estimating	Woman	Small Business Enterprise Tier 1	2.0%
M. Gill & Associates, Inc.	Local Workforce Outreach	African- American	Micro Business Enterprise	5.0%
Gamax Consulting, Inc.	Scheduling	Hispanic- American	Micro Business Enterprise	2.0%
TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal 10%)				10.0%

NON-SMBE SUB-CONSULTANT FIRM NAME	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY	SMBE CERTIFICATION CATEGORY	%
Song + Associates, Inc.	Design Review	Asian- American	-	2.0%
NON-SMBE SUB-CONSULTANT PARTICIPATION				2.0%

Construction Budget: \$4,596,915 (GOB funded)

Project Schedule

DSC has agreed to the following Architect's document submittal schedule and CMR deliverables:

- Final Scope Definition Program: August 22, 2016
- Phase I - Schematic Design: October 12, 2016
- Phase II/III - 50% Construction Documents complete: December 12, 2016
- Phase II/III - 100% Construction Documents complete: February 16, 2017

Note: The phase submittal due dates described above are predicated on M-DCPS approval of the Final Scope Definition Program by September 12, 2016.

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): July 2017
- Construction - Substantial Completion by: July 2019
- Final Completion/Occupancy by: August 2019

Terms & Conditions

1. DSC has agreed to a lump sum fee for CMR Pre-construction Services of \$41,000, which represents approximately 0.89% of the Construction Budget of \$4,596,915. In consideration for entering into this Agreement, the CMR agrees that any and all costs and fees incurred by the CMR associated with the CMR's performance of all Pre-construction Services set forth in the Agreement shall be borne solely by the CMR. Pre-construction Services fees shall be paid based on completion of the following listed phases/deliverables:

PRE-CONSTRUCTION SERVICES	LUMP SUM FEE (PER TASK)
Phase I - Schematic Design (completed/accepted by M-DCPS)	\$ 8,200
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$10,250
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$12,300
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$10,250
TOTAL PRE-CONSTRUCTION FEE:	\$41,000

Note: Hourly rates do not apply to this service and were not negotiated.

2. The CMR agrees to provide the requisite Pre-construction Services for this project, including, but not limited to, the following:
- Review all design and construction documents prepared by the Architect/Engineer of Record, as well as all existing onsite conditions, to ensure constructability of the project. Review of existing conditions includes cost for all Ground Penetration Radar services;

- Provide the District with value engineering analysis; cost saving recommendations and estimates throughout the various phases of design;
 - Prepare a master construction schedule to identify potential time saving measures and to facilitate the timely completion of the project;
 - Coordinate with District staff and project Architect/Engineer to ensure that all the necessary testing, permitting applications and regulatory agency reviews are accomplished;
 - Identify all the various bid packages needed to successfully execute the project, and conduct pre-bid conferences with qualified sub-contractors, material suppliers and equipment vendors.
3. The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the CMR Agreement.
 4. Upon completion of the Pre-construction Services, the CMR firm shall negotiate a GMP for the construction project. If accepted, staff will submit the negotiated GMP for Board approval.
 5. The CMR shall maintain no less than a \$1 million Professional Liability Insurance policy with a maximum deductible of \$50,000, Worker's Compensation/Employers Liability Insurance, Comprehensive General Liability and Comprehensive Auto Liability Insurance.
 6. The Agreement may be terminated by the Board, with cause or for convenience, prior to GMP, upon ten 10 days written notice to the CMR; whereas, the CMR may terminate the Agreement if the work is stopped for a period of 60 days through no act or fault of the CMR.
 7. The CMR is required to submit a monthly report to the Office of Economic Opportunity documenting compliance with the Mandatory Small/Micro Business Enterprise Utilization Goals for Sub-consultants and Sub-contractors.
 8. The CMR has agreed to the terms and conditions of the Agreement and will commence services upon Board commissioning.

Selection Committee

The Selection Committee consisted of the following individuals:

Committee Members

Nathaly Simon, Staff Specialist
 Lino Fernandez, Project Manager
 Anthony Walsh, Project Manager
 Arnold Velazquez, Supervisor
 Harry Munoz, Building Official
 Dr. Alexis Martinez, Region Director
 Denise Mincey-Mills, Compliance Specialist
 Meriel Seymore, ABC Member

Representing

Superintendent of Schools
 Office of School Facilities
 Office of School Facilities
 Office of School Facilities - Maintenance
 Educational Facilities Code Compliance
 Office of District School Operations
 Office of Economic Opportunity
 Community Representative

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Mr. Carlton Crawl of A/E Selection & Negotiations acted as the Facilitator (non-voting) for the interviews and chief negotiator during negotiations.

Project Funding (GOB)

Fund: 351000 Object: 563000 Location: 1204100 Program: 20040000 Function: 740000

Prior Commissioning Actions

The Board has commissioned/awarded DSC for the following services within the last three years:

- CMR Miscellaneous 4 year Term Contract (2 year extension at Option of the Board):
January 17, 2016 through January 17, 2018
- CMR at Lakeview Elementary School
GOB funded Renovations - Project No. 01434500
Pre-construction Services Commissioned: October 14, 2015
- CMR at Norland Elementary School
GOB funded Renovations and PE Shelter Replacement - Project No. 01439500
Pre-construction Services Commissioned: July 15, 2015
GMP Amendment Awarded: May 11, 2016
- CMR at American Senior High School
GOB funded Renovations - Project No. 01419100
Pre-construction Services Commissioned: February 11, 2015
GMP Amendment Awarded: January 13, 2016
- CMR at Melrose Elementary School
GOB funded Renovations - Project No. 01337400
Pre-construction Services Commissioned: October 7, 2014
GMP Amendment Awarded: November 18, 2015
- CMR at Miami Southridge Senior High School
GOB funded Renovations and Repairs - Project No. 01338200
Pre-construction Services Commissioned: August 6, 2014
GMP Amendment Awarded: October 14, 2015
- CMR at Oak Grove Elementary School
GOB funded Renovations and Repairs - Project No. 01337300
Pre-construction Services Commissioned: August 6, 2014
GMP Amendment Awarded: June 17, 2015

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, commission D. Stephenson Construction, Inc., as the Construction Management at-Risk firm for General Obligation Bond funded Classroom Addition and Renovations at Benjamin Franklin K-8 Center, located at 13100 N.W. 12 Avenue, North Miami, Florida 33168, Project Number, 01432700, as follows:

- 1) a lump sum fee of \$41,000 for Pre-construction Services; and
- 2) the project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:CC:cc