

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

SUBJECT: **AWARD GUARANTEED MAXIMUM PRICE TO D. STEPHENSON CONSTRUCTION, INC., FOR THE GENERAL OBLIGATION BOND FUNDED RENOVATIONS AND REPAIRS PROJECT AT LAKEVIEW ELEMENTARY SCHOOL, LOCATED AT 1290 N.W. 115 STREET, MIAMI, FLORIDA 33167; PROJECT NUMBER 01434500**

COMMITTEE: **FACILITIES AND CONSTRUCTION**

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

Background:

At its meeting of October 14, 2015 (Item F-29) the Board commissioned D. Stephenson Construction, Inc. (Stephenson), as the Construction Management At-Risk (CMR) firm for the renovations and repairs of Lakeview 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 is for the construction, renovation and repair 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 22, 2016 and subsequently on December 5, 2016, fifty-one (51) sealed subcontractor bids were received and opened at the School Board Administration Building. The Project Architect, staff from the Office 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 \$2,992,094, which includes an Owner's contingency of \$133,080. 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.

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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:

S/MBE UTILIZATION					
SUB-CONSULTANT FIRMS (Construction Services)	ROLE/RESPONSIBILITY	MWBE CERTIFICATION CATEGORY	SBE/ MBE CERTIFICATION CATEGORY	CONTRACTE D (%) Construction	CONTRACTE D (%) Const. Mgmt.
Amion Enterprises International Corp.	Flooring & VCT	AA	SBE 1	3.31%	
G7 Holdings, Inc. d.b.a. Garbageman.com	Roofing	HA	SBE 1	3.24%	
Institutional Products	Cabinets	HA	SBE 1	4.32%	
JJAS Door Installations, Inc.	Doors, Frames & Hardware	HA	MBE	1.50%	
LCN Group	Drywall/ Metal Framing	AA	MBE	3.18%	
Ocean Doors and Windows	Windows	HA	SBE 1	2.18%	
Richlin Plumbing, Inc.	Plumbing	NM	MBE	9.22%	
Varoarda Group, Inc.	Sitework & Acoustical Ceiling	HA	MBE	2.98%	
C.L. Elias Construction, Inc.	PM Assistance	NM	SBE 1		6.0%
Gamax Consulting, Inc.	Scheduling	HA	MBE		2.0%
IMR Development Corp.	Quality Control	SDV	SBE 1		6.0%
M. Gill & Associates, Inc. d.b.a. Minority Business Enterprise Ctr.	S/MBE & Workforce Monitoring	AA	MBE		3.0%
TOTAL PARTICIPATION				29.93%	17.0%

LEGEND:

AA African American
 HA Hispanic American
 NM Non-Minority

SDV 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 7.5 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:

Lakeview Elementary School is located at 1290 N.W. 115 Street, Miami, Florida. The facility is bordered on the north by Northwest 115 Street, on the east by Northwest 112 Avenue, on the west by Northwest 13 Avenue, and on the south by Northwest 111 Street. The existing school was built in 1956 with additions constructed afterwards, and is currently comprised of 11 permanent buildings situated on an approximately 6-acre parcel of land. The facility has a permanent capacity of 500 student stations.

Project Scope:

The proposed scope of work for this project includes, but is not limited to: selective demolition, fence repair/replacement, new playground, new covered walkway structure at bus drop-off and parent drop-off, replacement of HVAC systems including controls, group restroom renovation and expansion, classroom restroom renovations, selective re-roofing, selective classroom cabinet replacement, classroom finish upgrades, exterior and interior painting and other miscellaneous improvements throughout.

Project Schedule:

The timeline for this project is as follows:

- Award GMP January 26, 2017
- Substantial Completion July 15, 2018
- Final Completion/Acceptance August 13, 2018

Project Funding-General Obligation Bond:

Fund 351000; Object: 563000; Location: 1282100; Program: 20910000; Function: 740000
Fund 351000; Object: 568000; Location: 1282100; Program: 20910000; Function: 740000
Fund 360000; Object: 568000; Location: 1282100; Program: 15080000; 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 6241 North Dixie Highway, Fort Lauderdale, Florida 33334.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida award the Guaranteed Maximum Price contract for D. Stephenson Construction, Inc., for the General Obligation Bond funded renovations and repairs project at Lakeview Elementary School, located at 1290 N.W. 115 Street, Miami, Florida 33167; Project Number 01434500, in the amount of \$2,992,094.00, which includes owner's contingency in the amount of \$133,080.00.

RFP:ed