

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 WEST LAKES PREPARATORY ACADEMY (FORMERLY KNOWN AS NEW K-8 CENTER) PHASE 2A, LOCATED AT 13835 N.W. 97 AVENUE, HIALEAH, FLORIDA 33018; PROJECT NUMBER 01439703**

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

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

Background:

At its meeting of July 13, 2016 (Item F-27), the Board commissioned D. Stephenson Construction, Inc. (Stephenson), as the Construction Management At-Risk (CMR) firm for the renovations and repairs at West lakes Preparatory Academy (formerly known as New K-8 Center) Phase 2A. 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 contract is for Part "A" of Phase 2 of the project, and includes remodeling and renovations of portions of the existing facility. Part "B" is currently in Design and will begin construction as Part "A" is completed. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On November 21, 2016, fifty-seven (57) 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 \$1,991,228.20, which includes an Owner's Contingency of \$94,820. 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>CONTRACTED (%) Construction</b>	<b>CONTRACTED (%) Const. Mgmt.</b>
Amion Enterprises International Corp.	Flooring	AA	SBE 1	3.88%	
CV Ocean Plumbing	Plumbing	HA	MBE	8.95%	
Institutional Products, Inc.	Cabinets	HA	SBE 1	2.26%	
Jireh Concrete & Forming, LLC.	Concrete	HA	MBE	5.71%	
JJAS Door Installations, Inc.	Door Installation	HA	MBE	2.10%	
New Generation Custom Window Treatments	Window Treatments	AA	MBE	.16%	
Ocean Doors and Windows	Window Storefront	HA	SBE 1	5.78%	
Vassel Tile & Marble, Inc.	Ceramic Flooring	AA	MBE	2.62%	
Xtera, LLC.	Painting	HA	MBE	1.79%	
C.L. Elias Construction, Inc.	Estimating	W	SBE 1		1.02%
Gamax Consulting, Inc.	Scheduling	HA	MBE		1.02%
IMR Development Corp.	Quality Control	SDV	SBE 1		12.26%
M. Gill & Associates, Inc.	Minority Outreach	AA	MBE		1.02
Song & Associates, Inc.	Punch List	AS	-		.20%
<b>TOTAL PARTICIPATION</b>				<b>33.25%</b>	<b>15.52%</b>

**LEGEND:**

AA	African American	W	Woman
HA	Hispanic American	MBE	Micro Business Enterprise
AS	Asian American	SBE 1	Small Business Enterprise Tier 1
SDV	Service Disabled Veteran		

Local Workforce Utilization:

Stephenson will provide Local Workforce Utilization of 20% for Construction within a county-wide 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:

West Lakes Preparatory Academy is located at 13835 N.W. 97 Avenue, Hialeah, Florida. The facility is bordered on the north by new residential developments, on the east by I-75, on the west by N.W. 97 Avenue and on the south by N.W. 138 Street. The existing school was built in 1989 with additions constructed afterwards, and is currently comprised of 8 permanent buildings situated on an approximately 10.7-acre parcel of land. The facility has a permanent capacity of 126 student stations and will have a total of 342 student stations once project is completed.

Project Scope:

The proposed scope of work for this project includes, but is not limited to: remodeling of existing building into 12 new primary classrooms; totaling 216 new student stations; window and door replacement throughout, re-roofing of existing Building 4, removal of rooftop equipment, new exterior finishes and painting and other miscellaneous improvements throughout.

Project Schedule:

The timeline for this project is as follows:

- Award GMP January 25, 2017
- Substantial Completion July 24, 2017
- Final Completion/Acceptance September 9, 2017

Project Funding-General Obligation Bond:

Fund 351000; Object: 563000; Location: 1725400; Program: 09870000; 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. for the General Obligation Bond funded renovations and repairs project at West Lakes Preparatory Academy (formerly known as New K-8 Center) Phase 2A, located at 13835 N.W. 97 Avenue, Hialeah, Florida 33018; Project Number 01439703, in the amount of \$1,991,228.20 which includes owner's contingency in the amount of \$94,820.

RFP:ed