

June 5, 2017

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

**SUBJECT:** COMMISSIONING OF D. STEPHENSON CONSTRUCTION INC., AS THE REPLACEMENT CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR GENERAL OBLIGATION BOND (GOB)-FUNDED RENOVATIONS AND NEW ADDITION PROJECT AT DR. HENRY W. MACK/WEST LITTLE RIVER K-8 CENTER, LOCATED AT 2450 N.W. 84 STREET, MIAMI, FLORIDA 33147; PROJECT NUMBER 01443200

**COMMITTEE:** FACILITIES AND CONSTRUCTION

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

Introduction:

In September 2016, a solicitation (Request for Qualifications 144) was published to competitively select Construction Management at-Risk (CMR) firms for each the following three 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 2<sup>nd</sup> Revision dated September 6, 2016):

- Building 01 Replacement and Renovations at Comstock Elementary School, 2420 NW 18 Avenue, Miami, Florida, 33142; Project Number 01433100,
- Renovations at Coral Gables Senior High School, 450 Bird Road, Coral Gables, Florida 33146; Project Number 01433200 and
- Renovations and New Addition at Dr. Henry W. Mack/West Little River K-8 Center, 2450 NW 84 Street, Miami, Florida 33147; Project Number 01443200

Thirteen firms responded to the solicitation. Two firms were not evaluated due to incomplete submittals. Eleven firms were evaluated and seven were shortlisted and invited to interview. On December 21, 2016, all seven firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	T & G Constructors (T&G) <sup>(a)</sup>
2	OHL Building, Inc. (OHL)
3	Unitech Builders Corp. (Unitech) <sup>(a), (b)</sup>
4	D. Stephenson Construction, Inc. <sup>(a)</sup>
5	Stobs Bros. Construction Co.
6	Pirtle Construction Company
7	Veitia Padron Incorporated <sup>(a), (b)</sup>

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Notes:

- (a) Prime firm holds a current M-DCPS Minority/Woman Business Enterprise (M/WBE) Certificate.
- (b) Prime firm holds a current M-DCPS Small Business Enterprise (SBE) Certificate.

This solicitation includes mandatory Small Business Enterprise (SBE) and/or Micro Business Enterprise (MBE) sub-consultant and sub-contracting goals, and a Local Workforce Utilization Goal for this project (determined by the M-DCPS Goal Setting Committee), as follows:

SBE/MBE Sub-consultant and Sub-contracting Goals			Local Workforce Utilization Goal (Construction)
Pre-construction	Construction	Construction Management	
15%	25%	15%	20% 10-mile radius

Selection:

In accordance with the solicitation and interview process, the highest-ranked firm (T&G) was commissioned for the highest-valued project, the second-ranked firm (OHL) for the second-valued project and the third-ranked firm (Unitech) for the third-valued project.

However, the Board terminated Unitech at the May 24, 2017 Board Meeting. The project is currently at Phase II/III 50%. D. Stephenson Construction, Inc. (DSC) was selected as replacement CMR at Dr. Henry W. Mack/West Little River K-8 Center.

Negotiations

On May 25, 2017, negotiations were successfully concluded and DSC has agreed to provide the required CMR Partial Pre-construction Services as follows:

Project scope:

The preliminary scope of work for this project consists of campus-wide miscellaneous renovations and new construction including, but not limited to:

- Demolition of Mechanical Building 06, including site restoration and
- New +/-4,853 SF building to house Science Demo Lab, Multi-purpose Room, PE locker rooms, group toilets and related support spaces.

Site

- Partial relocation of sanitary sewer lines and manholes;
- Repair, re-configuration and re-striping of existing parking area (with 75 spaces required);
- Replacement of concrete walks;
- New covered walkways;
- New Estate fencing and gates;
- New entry plaza including an ADA-compliant ramp;

- New Kindergarten play area with impact surface and shade structure;
- New exercise bar area with impact surface; and
- Re-surfacing and re-stripping of hardcourts.

#### Exterior/Interior

- Renovation and remodeling to comply with new facilities list;
- Interior demolition of Buildings 01, 02 and 03;
- Renovation and remodeling of Building 02 into four First Grade and two Second Grade Classrooms;
- Renovation and remodeling of Building 03 into two Pre-kindergarten and two Kindergarten Classrooms;
- Signage replacement and painting for re-assignment of two Primary Classrooms into two Kindergarten Classrooms only in Building 08;
- Renovation of Kitchen, Dining and Serving areas including equipment replacement at Building 01;
- Replacement of finishes and provide new interior finishes including acoustical ceilings and flooring;
- Removal of chain link fencing from exterior corridor openings and provide new decorative metal grilles at Building 01;
- Replacement of exterior doors, frames and hardware;
- Replacement of windows at Buildings 02 and 03;
- Replacement of stair railings;
- Assessment of existing wooden roof structure for building code compliance and replacement as needed; and
- Repair exterior stucco and provide exterior/interior painting.

#### Plumbing

- Renovations of toilet rooms in Building 01 and provide new toilet rooms for Buildings 02 and 03; and
- Replacement of drinking fountain.

#### HVAC

- Modification of existing A/C wall unit locations to receive new HVAC system, Direct Digital Controls/EMS with controls, replacement of exhaust fan at Building 11; and
- Renovation of selective HVAC systems.

#### Electrical

- Electrical upgrade to accommodate all new systems (as required);
- Replacement of lighting and lighting controls, electrical upgrades; and
- Replacement of CCTV, security alarm, FA systems, and upgrade of PA system.

#### Scope of Services:

DSC will be required to provide Pre-construction services for the project, limited to Phases II/III 50% - IV only. The CMR will be required to provide a Guaranteed Maximum Price (GMP) proposal(s) and construction services; or the Board may select

another CMR from the original selection, re-advertise the required services, or select an alternate construction delivery method.

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.

Office of Economic Opportunity (OEO) Review:

M-DCPS OEO staff established the SBE, MBE 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: DSC is certified by M-DCPS as an African-American firm	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL % COMMITMENT
SUB-CONSULTANTS FIRM NAME:				
Program Controls, Inc.	Project Procedures Manual	Asian-American	SBE - Tier 2	5.0%
IMR Development Corp.	Quality Control	Service-Disabled Veteran	SBE - Tier 1	2.0%
C.L. Elias Construction, Inc.	Estimating Assistance	Woman	SBE - Tier 1	2.0%
M. Gill & Associates, Inc.	Local Workforce Outreach	African-American	MBE	4.5%
Gamax Consulting, Inc.	Project Scheduling	Hispanic-American	MBE	2.0%
<b>TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal: 15%)</b>				<b>15.5%</b>

Construction Budget: \$7,286,499 (GOB-funded)

Project Schedule:

DSC has agreed to provide required deliverables in accordance with the A/E's document submittal schedule:

- Phase - II/III Construction Documents 50% complete: July 14, 2017
- Phase - II/III Construction Documents 100% complete: September 26, 2017
- Phase - IV GMP Bidding: December 2017

Project construction milestones are as follows:

- Board Award - Guaranteed Maximum Price (GMP): March 2018
- Construction - Substantial Completion by: October 2019
- Final Completion/Occupancy by: December 2019

Terms & Conditions:

1. DSC has agreed to a lump sum fee for CMR Pre-construction Services of \$47,363 with a construction Budget of \$7,286,499. The total fee does not include Phase I (Schematic Design) since the project is currently at Phase II/III - 50% Construction Documents. 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:

<b>PRE-CONSTRUCTION SERVICES</b>	<b>LUMP SUM FEE (PER TASK)</b>
Phase I - Schematic Design including Scope Validation (completed/accepted by M-DCPS)	N/A
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	\$ 11,841
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$ 16,577
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$ 18,945
<b>TOTAL PRE-CONSTRUCTION FEE:</b>	<b>\$ 47,363</b>

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 (A/E), 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 A/E to ensure that all 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. All work shall be in compliance with the State Requirements for Educational Facilities, the Florida Building Code, National Fire Prevention Code, applicable life safety codes, barrier-free design guidelines, Florida Statutes and District Standards and policies. Passive design elements and low-energy usage features shall be incorporated in the new work.

4. The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the CMR Agreement.
5. 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.
6. 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.
7. 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.
8. The CMR is required to submit a monthly report to the Office of Economic Opportunity documenting compliance with the Mandatory SBE/MBE Utilization Goals for sub-consultants and sub-contractors.
9. The CMR has agreed to the terms and conditions of the Agreement and will commence services upon Board commissioning.

Project Funding (GOB):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	563000	1586100	23670000	740000	01443200
351000	568000	1586100	23670000	740000	01443200

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 Benjamin Franklin K-8 Center  
GOB funded Classroom Addition and Renovations - Project Number 01432700  
Pre-construction Services Commissioned: July 13, 2016
- CMR at New K-8 Center  
GOB funded Facility Conversion Phase 2A - Project No. 01439703  
and Phase 2B - Project No. 01439704  
Pre-construction Services Commissioned: July 13, 2016

- CMR at Lakeview Elementary School  
 GOB funded Renovations - Project No. 01434500  
 Pre-construction Services Commissioned: October 14, 2015  
 GMP Amendment Awarded: January 25, 2017
  
- 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 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 replacement Construction Management at-Risk firm for General Obligation Bond-funded Renovations and New Addition Project at Dr. Henry W. Mack/West Little River K-8 Center, located at 2450 N.W. 84 Street, Miami, Florida 33147; Project Number 01443200, as follows:

- 1) Lump sum fee of \$47,363 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:LFR:lfr