

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, PHASE 2B, LOCATED AT 13835 N.W. 97 AVENUE, HIALEAH, FLORIDA 33018; PROJECT NUMBER 01439704**

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

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

Background:

At its meeting of July 13, 2016 (Agenda 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, Phase 2B. 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 "B" of Phase 2 of the project, and includes remodeling and renovations of portions of the existing facility. Part "A" of Phase 2 has recently been completed and is ready for occupancy this upcoming school year. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On June 9, 2017, forty-eight (48) 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 \$5,330,683.00, which includes an Owner's Contingency of \$265,347.00. 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.

**F-44**

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>					
West lakes Preparatory Academy, Phase 2B:					
SUB-CONTRACTOR FIRMS (Construction Services)	ROLE/RESPONSIBILITY	MWBE CERTIFICATION CATEGORY	SBE/ MBE CERTIFICATION CATEGORY	CONTRACTED (%) Construction	CONTRACTED (%) Const. Mgmt.
Amion Enterprises International Corp.	Flooring VCT & Acoustical Ceilings	AA	SBE-1	3.46%	
Cami-Axle Construction Corp.	Fencing and Concrete	AA	MBE	5.70%	
Curtis Painting & Waterproofing, Inc., d.b.a. Toole Corp.	Stucco and Painting	AA	SBE-1	4.26%	
Jireh Concrete & Forming, LLC.	Demolition	HA	MBE	1.43%	
Ocean Doors and Windows	Windows	HA	SBE 1	2.33%	
Richlin Plumbing, Inc.	Plumbing	W	MBE	5.10%	
Superior Electrical Contractors, Inc.	Electrical	HA	SBE	14.82%	
Vassel Tile & Marble, Inc.	Tile	AA	MBE	0.49%	
C.L. Elias Construction, Inc.	Estimating	W	MBE		1.00%
Gamax Consulting, Inc.	Scheduling	HA	MBE		1.00%
IMR Development Corp.	Quality Control	SDV	SBE-1		12.00%
M. Gill & Associates, Inc., d.b.a. Minority Business Enterprise	Workforce Monitoring	AA	MBE		1.00%
<b>TOTAL PARTICIPATION</b>				<b>37.59%</b>	<b>15.00%</b>

**LEGEND:**

AA African American  
 HA Hispanic American  
 SDV Service Disabled Veteran

W Woman  
 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 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 324 student stations and will have a total of 566 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 # 6 in to 2 intermediate classrooms, 1 Bilingual Education classroom, 1 art classroom and storage, 1 music classroom and storage; remodeling of existing Building # 7 in to 8 intermediate classrooms, 1 textbook storage room, group male and female restrooms, new Physical Education shelter with new exercise area and basketball courts; existing Building #1 includes the removal of existing air conditioning roof top units, re-roofing, new HVAC and electrical systems, new HVAC at media center; existing Building #3 includes renovations at media center including CCTV system, new exterior finishes, exterior painting; new covered walkway entrance feature at new parent drop-off, on-site utility improvements and other miscellaneous improvements throughout.

Project Schedule:

The timeline for this project is as follows:

- Award GMP August 9, 2017
- Substantial Completion August 1, 2018
- Final Completion/Acceptance October 1, 2018

Project Funding-General Obligation Bond:

Fund 302000; Object: 563000; Location: 1725400; Program: 09870000; Function: 740000  
Fund 351000; Object: 563000; Location: 1725400; Program: 09870000; Function: 740000  
Fund 351000; Object: 568000; 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 Phase 2B, located at 13835 N.W. 97 Avenue, Hialeah, Florida 33018; Project Number 01439704, in the amount of \$5,330,683.00 which includes owner's contingency in the amount of \$ 265,347.00

RFP:ed