

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF STOBS BROS. CONSTRUCTION CO., AS
CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR THE NEW
ADDITION AT OJUS ELEMENTARY SCHOOL
PROJECT NO. A0821**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

Staff has completed the selection process for a Construction Management (CM) at-Risk firm to provide Pre-Construction Services for the above referenced project.

The three (3) firms that applied were evaluated and short-listed. On June 10, 2005, the Selection Committee interviewed the three (3) firms and ranked them as follows:

- Stobs Bros. Construction Co.
- Hewitt-Kier Construction, Inc.
- Jasco Construction Company

The Selection Committee was comprised of the following individuals:

<u>Committee Member</u>	<u>Representing</u>
Dr. Bhagwan Gupta	Office of the Superintendent
Dr. Annette Weissman	School Operations
Silvia Giardina	Office of Capital Improvements Projects
Mike Roth	Office of Capital Improvements Projects
Dr. Claudius Carnegie	Maintenance Operations
Brad Powell	Educational Facilities Compliance
Dennis Caserta	Business Development and Assistance
Carlton Crawl	Dept. of A/E Selection, Negotiation, Design Mgt.

Negotiations with Stobs Bros. Construction Co. have been successfully completed for the New Addition at Ojus Elementary, Project No. A0821.

Project Scope

The project scope includes but is not limited to, a new three-story addition to house 538 student stations, staff and student restrooms, dining room with stage, full kitchen and serving lines (totaling approximately 44,000 square feet). The work also includes new

electric service for the addition with capacity for future connection to the entire facility covered walkways to connect the proposed addition to the existing facility, new parent drop-off area with staff parking, service yard/parking, reconfiguration of existing parking, new basketball courts, partial demolition of PE shelter, new play area/equipment, and related site work.

Terms and Conditions

- The negotiated lump sum fee for pre-construction services is \$55,000 for an estimated construction cost of \$7,300,000. This fee represents approximately .75% of the construction cost;
- Costs for printing shall be reimbursed by the Board on a direct cost basis;
- The agreement provides for termination by the Board, with or without cause, upon thirty (30) days written notice to the CM at-Risk firm; whereas the CM at-Risk firm may terminate the agreement, with cause only, upon thirty (30) days written notice to the Board;
- The Board is under no obligation to assign a minimum number of projects or minimum value to the CM at-Risk firm under this agreement;
- Upon completion of the pre-construction services, the CM at-Risk firm shall negotiate a Guaranteed Maximum Price (GMP) for the construction project. Staff will then submit the negotiated GMP for Board approval; and
- Stobs Bros. Construction Co. has agreed to the terms and conditions of the contract.

Prior Commissionings & Performance Evaluation

The Board has commissioned Stobs. Bros. Construction Co. for the following projects and/or continuing contracts within the last three years:

- CM at-Risk for Miscellaneous Projects. Authorization to exercise the second year option of the four-year term contract from May 19, 2004 through May 18, 2008 for projects with construction values not to exceed \$1 million each.
- CM at-Risk for Miscellaneous Projects. Four-year term contract from May 19, 2004 through May 18, 2008 for projects with construction values not to exceed \$1 million each.
- CM at-Risk for Miscellaneous Projects. Authorization to exercise the second year option of the two-year term contract from October 23, 2002 through October 22, 2003 for projects with construction values not to exceed \$500,000 each.

- CM at-Risk for Miscellaneous Projects. Two-year term contract from October 22, 2002 through October 23, 2003 for projects with construction values not to exceed \$500,000 each.

The most recent overall performance evaluation score issued staff to Stobs Bros. Construction Co. was for the quarter ending March 31, 2005. Based on a performance scale of 1-5, the firm received a score of 3.92.

Principals

The Principal for Stobs Bros. Construction Co. is J. Robert Stobs, II. This firm is located at 580 N.E. 92nd Street, Miami, Florida 33138.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of Stobs. Bros. Construction Co. as Construction Management (CM) at-Risk firm for the New Addition at Ojus Elementary, Project No. A0821, for the following considerations:

- 1) A negotiated lump sum fee of \$55,000 for pre-construction services, which represents approximately .75% of the construction cost;
- 2) other terms and conditions as set forth in the body of the agenda item; and
- 3) upon completion of the pre-construction services, the CM At-Risk firm shall negotiate a Guaranteed Maximum Price (GMP) for the construction of the project. Staff will then submit the negotiated GMP for Board approval.

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