

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF STOBS BROS. CONSTRUCTION CO., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR DEFERRED MAINTENANCE PACKAGE #20, GENERAL REPAIRS AND REHABILITATION AT NORLAND ELEMENTARY SCHOOL, PROJECT NO. A01098; AND NORLAND MIDDLE SCHOOL PROJECT NO. 00259300

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

Staff has completed the selection process for Construction Management (CM) at-Risk firms for the Facilities Work Program FY 05-06 (as may be amended from time to time) and which may include three additional years. Firms were solicited for **Category "B"** projects to provide pre-construction services for projects with construction values between \$5 million and \$15 million.

Of the seven (7) firms that applied for this category, the following were interviewed and ranked by the Selection Committee on January 3, 2006:

1. Jasco Construction Company
2. Stobs Bros. Construction Co.
3. Hewitt-Kier Construction, Inc.
4. Veitia Padron, Inc.
5. Gerrits Construction, Inc.
6. NAC Construction, Inc.
7. Cuesta Construction Corp.

The Selection Committee was comprised of the following individuals:

Committee Member

Representing

Dr. Bhagwan Gupta, Office of School Facilities	Office of the Superintendent
Dr. Steven Gallon III, Office of School Operations	School Operations
Jorge Luaces, Office of School Facilities	Construction
Rolando Pardo, Region V, Capital Improvement	Construction
Chuks Chinyere, Region I, Capital Improvement	Maintenance Operations
Brad Powell, Educational Facilities Compliance	Educational Facilities Compliance
Dennis Caserta, Business Development	Business Development and Assistance
Carlton Crawl (non-voting), A/E Selection	A/E Sel., Negotiations & Des. Mngt.

Assignment of projects will be based on alignment of construction values with each firm's capabilities, pre-qualification certificate amounts and scheduling of each project.

Base on the above criteria, all firms have been commissioned to provide CM at-Risk services for other projects.

Staff assigned the second-ranked firm, Stobs Bros. Construction Inc., (Stobs) to provide CM at-Risk services for Deferred Maintenance Package (DMP) #20, General Repairs and Rehabilitation at:

- **Norland Elementary, Project No. A01098 and**
- **Norland Middle, Project No. 00259300**

Negotiations with Stobs have been successfully completed as follows:

Project Scope

The scope of work for each project includes, but is not limited to, the following general repairs and rehabilitation:

1. Norland Elementary, Project No. A01098

- Site work – replacement of basketball goal posts and backboards, expansion of play courts surfaces, sidewalk replacement throughout the portable areas and walkway repairs at the PE shelter; ADA compliance for traffic signs, ramps and accessible parking; addition of storm drainage system at courtyards; bollard installation at gas container near kitchen; backflow preventer devices and termite treatment;
- Building envelope – installation of all exterior doors; window caulking; installation of fascia at buildings 8 and 9; and installation of plaster at the mechanical room of building 9. Coordination of this work with the M-DCPS Dept. of Asbestos Abatement is required;
- Interior – replacement throughout the facility of acoustical tile ceiling and lighting; cabinets, folding partitions, doors, hardware and thresholds; carpet and vinyl composition tile flooring; complete remodeling of Language Arts Lab Room into a Science Classroom and Principal's office (part of a QAZB project A01098); replacement of marker boards; major re-paint in all areas except building 14; and new signage to comply with SREF and ADA;
- HVAC – removal of boiler; replacement of mechanical ventilation system in all toilet rooms; new A/C, new hood exhaust system and new fly fans at kitchen and dining room and replacement of all window units in classrooms;
- Plumbing – replacement of water heater and non-performing solar panels; replacement of drinking fountains in buildings 1 through 6 that are either in disrepair or non-conforming to ADA; replacement of all primary classroom cabinet mounted sinks and faucets in buildings 1 through 9; ADA upgrade and renovation to all group toilets in buildings 1 through 9 – original work began as a QZAB project and a

portion of the work is presently being performed under project PB0184A; and provide a new three-compartment sink in the kitchen;

- Electrical – interior and exterior lighting upgrade, existing main service upgrade, additional receptacle outlets, GFI outlets and data drops in classrooms and science room as per Ed Specs; lightning protection, voltage suppression, grounding, fire alarm upgrade, add security alarm system and surveillance security cameras, intercom upgrade, add kitchen hood system; and
- Replacement of tar and gravel roofs in all buildings except building 14.

Based on the final scope definition program prepared by Soares Da Costa Constructor, Inc., Program Manager (dated November 23, 2005) the estimated cost of construction for this project is \$4,904,622.

2. Norland Middle – Project No. 00259300

- Site work – significant ADA compliance improvements due to varying grade changes at finish floor elevations at corridors and covered walkway, repair of existing concrete steps and nosing, replacement of covers at drainage trenches crossing exterior corridors and replacement of all railings and handrails; provide ramps to the auditorium stage and repairs to the sanitary sewer system;
- Building envelope – replacement of aluminum windows (buildings 1 – 6), storefronts and fascia in buildings 1 through 5;
- Interior – repair thresholds at doorways to comply with ADA; replacement of acoustical tile ceiling in buildings 1 through 5 and raise the corridor ceilings in buildings 3 and 4; renovation of group and individual toilet to comply with ADA in building 1-6; renovations of locker room showers (in building 5); cabinet renovation; safety rails and handrails replacement; replacement of tiled wainscot in the building 6 corridors; and addition of interior and exterior signage;
- HVAC – removal of boiler; removal of wall A/C units and replacement with a central A/C system in the classroom; replacement of existing mechanical ventilation system and provide new A/C and new hood exhaust system in the kitchen;
- Plumbing – removal and replacement of obsolete water heater; replacement of drinking fountains; and replacement of cabinet mounted sinks and faucets;
- Electrical – interior system upgrade in buildings 1 through 6; - interior lighting replacement, and replacement of electrical panel boards and distribution system including receptacles, wiring and devices in buildings 1 through 5, 7 and 8, and
- Replacement of single ply roofs in buildings 2 through 5 and replacement of asphalt and aggregate roof in buildings 7 and 8.

Based on the final scope definition program prepared by Soares Da Costa Constructor, Inc., Program Manager (dated December 14, 2005) the estimated cost of construction for this project is \$6,542,802.

Terms and Conditions

The agreement negotiated by staff contains the following terms and conditions:

1. Stobs 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 Project Architect/Engineer, as well as all existing on-site conditions, to ensure constructability of the project.
 - 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 Architect/Engineer to ensure that all the 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.
2. The negotiated lump sum fee for pre-construction services is **\$92,500** for an estimated combined construction cost of \$11.4 million. This fee represents approximately 0.81% of the combined construction cost;

<u>Facility</u>	<u>Construction Estimate</u>	<u>Lump Sum Fee</u>
Norland Elementary	\$4,904,622	\$39,631
Norland Middle	\$6,542,802	\$52,869

3. Costs for printing shall be reimbursed by the Board on a direct cost basis;
4. 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;
5. 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;
6. Upon completion of the pre-construction services, the CM at-Risk firm shall negotiate a Guaranteed Maximum Price (GMP) for the construction project. If accepted, staff will submit the negotiated GMP for Board approval; and

7. Stobs Bros. Construction Company, has agreed to the terms and conditions of the contract.

Project Fund

- Norland Elementary
Fund: 0389 Object: 5680 Location: 3701 Program: 2808 Function: 7400
- Norland Middle
Fund: 0389 Object: 5680 Location: 6571 Program: 2502 Function: 7400

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 Pre Construction Services for the New Addition at Ojus Elementary, Project No. A0821.
Estimated Construction Cost: 7.3 million
Commissioned: July 13, 2005
- 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. Two-year term contract from October 24, 2002 through October 23, 2004 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 September 30, 2005. Based on a performance scale of 1-5, the firm received a score of 3.19.

Principals

The Principal/Owner designated to be directly responsible to the Board for Stobs Bros. Construction Inc., 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 at-Risk firm for Deferred Maintenance Package #20, General Repairs and Rehabilitation at Norland Elementary, Project No. A01098; and Norland Middle, Project No. 00259300 under the following considerations:

- 1) a total lump sum fee of \$92,500 for pre-construction services:
 - Norland Elementary \$ 39,631
 - Norland Middle \$ 52,869
- 2) the Project Scope and the Terms and Conditions, items 1 through 7, as set forth in the body of the agenda item.