

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 #3, REMEDIATION RENOVATIONS AT HIALEAH MIDDLE AND AMELIA EARHART ELEMENTARY SCHOOLS PROJECT NO. A01095**

**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, Reg. V, Capital Improvement	Construction
Chuks Chinyere, Reg. I, Capital Improvement	Maintenance Operations
Brad Powell, Educational Facilities Compliance	Educational Facilities Compliance
Dennis Caserta, Business Development	Business Development and Assistance
Carlton Crawl, A/E Selection (non-voting),	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.

Based 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 Remediation Renovations at Hialeah Middle and Amelia Earhart, Project No. A01095**

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 remediation renovations:

- Site - Corrections to bus and parent drop-off areas; underground drainage system to correct flooding at courtyard between Buildings 1 and 5;
- Building Envelope - Correction of water intrusion issues and all repairs due to water damage at Building 5 (i.e. window and roof replacement, stucco repairs and re-painting); re-roofing throughout the entire facility;
- HVAC - Completion of HVAC system controls; installation or repair/replacement of restroom and custodial closet exhaust fans; installation of ducted outside air, louvers for all AHU's, and pre-cooling coils;
- Electrical - Corrections to non-functioning floor receptacles at the Media Center; additional lighting and/or emergency lighting as required; identification for all disconnects and panel boards; installation of missing fire alarm system devices, system testing and re-certification;
- Fire Protection System - Installation of sprinklers in the auditorium and at the stage, and as required under ductwork at the mechanical rooms; system completion, testing, and re-certification;
- Plumbing - Replacement of existing boiler and diesel fuel tank; insulation of all condensate drain piping; testing and certification of entire gas system; and
- General - Correction of all Code-related and/or Safety-to-Life items listed in ten deficiency and inspection reports related to this facility.

Based on the Final Scope Definition Validation Report prepared by Laura M. Perez & Associates, (dated December 22, 2005) the estimated cost of construction for the project is \$8,019,058.

## 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 **\$71,200**. This fee represents approximately 0.88% of the estimated construction cost;
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 has agreed to the terms and conditions of the contract.

## Project Fund

Fund: 0350, Object: 5680, Location: 1521, Program: 1963, Function: 7400

## Prior Commissionings & Performance Evaluation

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

- CM at-Risk for Pre Construction Services for Norland Elementary, Project No. A01098 and Norland Middle Project No. 00259300.  
Estimated Construction Cost: Norland Elem. \$4,904,622 & Norland Mid. \$6,542,802  
Commissioned: May 10, 2006
- 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
- 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

The most recent overall performance evaluation score issued staff to Stobs was for the quarter ending September 30, 2005. Based on a performance scale of 1-5, the firm received a score of 3.19.

## Principal

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, Shores, 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 Remediation Renovations at Hialeah Middle and Amelia Earhart Elementary Schools, Project No. A01095 under the following considerations:

- 1) A total lump sum fee of \$71,200 for pre-construction services; and
- 2) the Project Scope and the Terms and Conditions, items 1 through 7, as set forth in the body of the agenda item.