

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

**SUBJECT: COMMISSIONING OF STOBS BROS. CONSTRUCTION CO., AS  
CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR PHASE II  
HVAC EQUIPMENT AND CONTROLS REPLACEMENT PROJECTS  
AT:**

- CENTENNIAL MIDDLE, PROJECT NO. 00376200
- CITRUS GROVE MIDDLE, PROJECT NO. 00376300
- HIGHLAND OAKS MIDDLE, PROJECT NO. 00376400
- MIAMI LAKES MIDDLE, PROJECT NO. 00339600
- W.R. THOMAS MIDDLE, PROJECT NO. 00376100

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO  
STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES**

### 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

Dr. Bhagwan Gupta, Office of School Facilities  
Dr. Steven Gallon III, Office of School Operations  
Jorge Luaces, Office of School Facilities  
Rolando Pardo, Reg. V, Capital Improvement  
Chuks Chinyere, Reg. I, Capital Improvement  
Brad Powell, Educational Facilities Compliance  
Dennis Caserta, Business Development  
Carlton Crawl, A/E Selection (non-voting)

## Representing

Office of the Superintendent  
School Operations  
Construction  
Construction  
Maintenance Operations  
Educational Facilities Compliance  
Business Development and Assistance  
A/E Sel., Negotiations & Des. Mngt.

## Project Assignment

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 Phase II HVAC Projects Equipment and Controls replacement projects at:

- Centennial Middle, Project No. 00376200
- Citrus Grove Middle, project no. 00376300
- Highland Oaks Middle, Project No. 00376400
- Miami Lakes Middle, Project No. 00339600
- W.R. Thomas Middle, Project No. 00376100

Negotiations with Stobs have been successfully completed as follows:

## Project Scope

The five sites listed for this project are re-uses of a middle school prototype, which were built in the 1970's; the Scope of Work for each site includes, but is not limited to:

Replacement of air handling units, condenser and chilled water pumps and motors, and Repair/Replace/Upgrade Energy Management System, as related to the Scope.

CM at-Risk firm will coordinate this Phase II project with the previous work performed under a separate Phase I Scope of Work.

Based upon a preliminary program dated August 23, 2006, developed by M-DCPS Maintenance, the Construction Budget is \$1.2 million per site. Therefore, the total estimated construction budget for the sites is not-to-exceed \$6,000,000.

The CM at-Risk firm shall schedule construction to ensure that the facilities are fully available and air conditioned for use by students and staff. Construction shall be phased to minimize disruption to the educational process. At no time shall the facilities be without

proper air conditioning during normal operating hours. Construction schedules shall take full advantage of scheduled recesses during the school year and summer recess for a completion by July 16, 2008.

### **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 **\$55,000**. This fee represents approximately 0.92% of the \$6 million construction budget;
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 and shall commence services upon Board commissioning.

## **Project Fund**

### **Centennial Middle School:**

Fund: 0391 Object: 5630 Location: 6081 Program: 2427 Function: 7400

### **Citrus Grove Middle School:**

Fund: 0322 Object: 5680 Location: 6091 Program: 0762 Function: 7431

### **Highland Oaks Middle School:**

Fund: 0322 Object: 5680 Location: 6241 Program: 0762 Function: 7431

### **Miami Lakes Middle School:**

Fund: 0398 Object: 5680 Location: 6501 Program: 1512 Function: 7400

### **W. R. Thomas Middle School:**

Fund: 0331 Object: 5380 Location: 6901 Program: 0762 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 Hialeah Middle and Amelia Earhart Elementary, Project No. A01095.**  
Estimated Construction Cost: \$8,019,058  
Commissioned: June 14, 2006
- **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 average performance evaluation score issued by staff to Stobs was for year 2006. Based on a performance scale of 1-5, the firm received a score of 3.12.

**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 Phase II HVAC Equipment and Controls Replacement Projects under the following considerations:

- Centennial Middle, Project No. 00376200
  - Citrus Grove Middle, project no. 00376300
  - Highland Oaks Middle, Project No. 00376400
  - Miami Lakes Middle, Project No. 00339600
  - W.R. Thomas Middle, Project No. 00376100
- 1) A total lump sum fee of \$55,000 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.

NAD:CC:cc