

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 DEFERRED MAINTENANCE PACKAGE #12, RENOVATIONS, MAINTENANCE AND REPAIRS AT D. A. DORSEY EDUCATIONAL CENTER, PROJECT NO. A01122 AND LINDSEY HOPKINS TECHNICAL EDUCATIONAL CENTER PROJECT NO. A01116

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Introduction

In December 2005, a solicitation was issued for one (or more) Construction Management (CM) at-Risk firms to provide construction management at-risk services for the Facilities Work Program through FY 08-09 for New, Remodeling and Renovations Projects. Three categories were identified for the solicitation: Category A - projects with construction cost estimates greater than \$15 million; Category B - projects with construction cost estimates between \$5 million and \$15 million; and Category C - projects with an estimated construction cost less than \$5 million.

The final ranking for Category B is as follows:

<u>Ranking</u>	<u>Firm</u>
1	Jasco Construction Company, Inc.
2	Stobs Bros. Construction Co.
3	Hewitt-Kier Construction, Inc.
4	Veitia Padron Incorporated
5	Gerrits Construction, Inc.
6	NAC Construction, Inc.
7	Cuesta Construction Corp

Project Assignment

Cuesta Construction Corp (Cuesta) was commissioned by the Board on February 15, 2006 as a Construction Manger at-Risk to perform pre-construction services for Deferred Maintenance Package #12, Renovations, Maintenance and Repairs at D. A. Dorsey Educational Center, Project No. A01122 and Lindsey Hopkins Technical Educational Center, Project No. A01116.

A Notice of Default of Contract was issued to Cuesta on April 27, 2007. The replacement of Cuesta as CM at-Risk firm is contingent upon Board approval of a companion Board item (F-30).

The referenced CM at-Risk firms are assigned projects based on the alignment of construction values with each firm's capabilities, pre-qualification certificate amounts, workload, performance and scheduling of each project. Based on these criteria, staff assigned Stobs Bros. Construction Company (Stobs) as the replacement CM at-Risk firm to the referenced project.

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 repairs, replacement and ADA modifications:

1. D. A Dorsey Educational Center, Project A01122

Based on a compiled list of deferred maintenance items, Safety-to-Life items, and ADA deficiencies at this campus, the firm of Laura M. Perez & Associates (LMP) has developed and submitted Phase II/III level drawings for approval.

The scope of work for this project includes the following:

- a. Site and infrastructure:
 - Window replacement and removal of underground storage tanks.
 - New bollards to block vehicular traffic.
 - Relocation of drainage structure.
- b. Interior repairs:
 - Electrical system upgrades, replacement of interior lighting and new public address system.
 - Replacement of HVAC units, exhaust fan and boiler.
 - Replacement of cabinets, carpet & acoustical ceiling.
- c. ADA modifications:
 - Provide thresholds, ramps, door hardware to ensure ADA compliance at educational spaces & administrative areas.
 - Provide new handrails at main entrance.
 - New unisex toilet rooms (staff and student) near Building #01
 - Remodeling of various group toilet rooms.

Based on the Phase II/III contract documents prepared by LMP, the construction budget for this project is \$2,843,980.

2. Lindsey Hopkins Technical Educational Center, Project A01116

- Major exterior and interior paint.
- Interior Finishes and Fixtures – Replacement of wood doors and frames.

- ADA - Replacement of stair tread/nosing and other non-conforming items to ensure ADA compliance.
- Electrical – Several of the buildings require additional power outlets and new data outlets for new computers.
- HVAC – New air conditioning for the elevator machine room (buildings #05 and #06).

The Program Validation has been completed by LMP. The construction budget for this project is \$1,184,032.

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 \$25,000 for the combined construction budget of \$4,028,012. This fee represents approximately 0.62% of the construction budget as follows:

<u>Facility</u>	<u>Construction Budget</u>	<u>Lump Sum Fee</u>
D. A. Dorsey Educational Center	\$2,843,980	\$ 11,500
Lindsey Hopkins Tech. Ed. Center	\$1,184,032	\$ 13,500

3. Costs for printing shall be reimbursed by the Board on a direct cost basis;
4. The agreement provides for termination by the Board prior to the GMP, with or without cause, upon written notice to the CM at-Risk firm; whereas the CM at-Risk firm may terminate the agreement, with special cause only, upon written notice to the Board in accordance with the terms of the Agreement;

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 Guaranteed Maximum Prices (GMPs) for the construction projects. If accepted, staff will submit the negotiated GMPs for Board approval; and
7. Stobs Bros. Construction Co. has agreed to the terms and conditions of the contract.

Prior Commissionings & Performance Evaluation

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

- Construction Management at-Risk firm for Phase II HVAC Equipment and Controls Replacement Projects:
 - 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

Estimated Construction Cost: NTE \$6,000,000
 Commissioned: March 14, 2007
- 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 Co.** 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 Deferred Maintenance Package #12, Renovations, Maintenance and Repairs at D. A. Dorsey Educational Center, Project No. A01122; and Lindsey Hopkins Technical Educational Center, Project No. A01116, as follows:

- 1) a total lump sum fee of \$25,000 for pre-construction services (\$11,500 for D. A. Dorsey Ed. Center and \$13,500 for Lindsey Hopkins Technical Educational Center); and
- 2) the Project Scope and the Terms and Conditions, items 1 through 7 as set forth the body of the agenda item.

NAD:CC:cc