

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

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
STOBS BROTHERS CONSTRUCTION COMPANY  
PHASE II HVAC EQUIPMENT AND CONTROLS REPLACEMENT  
FOR:**

**PROJECT NO. 00376100  
W.R. THOMAS MIDDLE SCHOOL  
13001 SW 26 STREET, MIAMI, FLORIDA**

**PROJECT NO. 00376200  
CENTENNIAL MIDDLE SCHOOL  
8601 SW 212 STREET, MIAMI, FLORIDA**

**PROJECT NO. 00376300  
CITRUS GROVE MIDDLE SCHOOL  
2153 NW 3 STREET, MIAMI, FLORIDA**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

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

At its meeting of March 14, 2007 (Item F-35), the Board commissioned Stobs Brothers Construction Co. as CM-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, and W.R. Thomas Middle, Project No. 00376100". This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP for Phase II HVAC Equipment and Controls Replacement projects are as follows:

Location	GMP	Owner's Contingency	Project Architect's Estimate	Independent Cost Estimate
W.R. Thomas Middle	\$1,345,814	\$63,452	\$1,298,985	\$1,503,952
Centennial Middle	\$1,253,557	\$59,102	\$1,298,985	\$1,511,015
Citrus Grove Middle	\$1,217,202	\$57,388	\$1,298,985	\$1,510,314
<b>Total GMP</b>	<b>\$3,816,573</b>	<b>\$179,942</b>	<b>\$3,896,955</b>	<b>\$4,525,281</b>

This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

**Description of Projects**

The scope of work for each of these projects includes, but is not limited to:

- Removal and replacement of air handling units, controls, VAV boxes, acoustical ceiling tiles, new HVAC ducts & duct mounted smoke detectors, and new fire alarm conduits & wiring.
- The entire scope of work for is to be completed by November 18, 2008; however, Stobs Brothers has agreed to have the HVAC work in each of the school's tower completed by no later than August 10, 2008, prior to the start of the '08-'09 school year.
- The work will be scheduled and coordinated with District staff so as to ensure minimal disruption of the schools' operation.

**Fund Source**

Location	FUND	Program	Location
W.R. Thomas Middle	0331	0762	6901
Centennial Middle	0391	2427	6081
Citrus Grove Middle	0322	0762	6091

Each project is scheduled for substantial completion on November 18, 2008, which is 267 calendar days from Board approval date.

Staff and the Project Architect, URS Corporation, recommended approval of this GMP.

The Principal/Owner of Stobs Brothers Construction Company is J. Robert Stobs II. This firm is located at 580 NE 92 Street, Miami, Florida 33138.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida approve the GMP for Stobs Brothers Construction Company, Phase II HVAC Equipment and Controls Replacement, for:

- 1) Project No. 00376100, W.R. Thomas Middle School, in the amount of \$1,345,814 which includes a contingency in the amount of \$63,452;
- 2) Project No. 00376200, Centennial Middle School, in the amount of \$1,253,557 which includes a contingency in the amount of \$59,102; and
- 3) Project No. 00376300, Citrus Grove Middle School, in the amount of \$1,217,202 which included a contingency in the amount of \$57,388.

JA/nc