

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

**SUBJECT: COMMISSIONING OF STOBS BROS. CONSTRUCTION CO. AS  
CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR  
REMODELING AND RENOVATIONS AT NARANJA ELEMENTARY  
SCHOOL FOR RELOCATION OF MIAMI DOUGLAS MACARTHUR  
SOUTH  
PROJECT NO. 00316900**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

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

Project Background

The District's Five-Year Capital Plan has for the past two years, included a line item with proposed funding to replace Miami Douglas MacArthur South (MacArthur South) at a different site. In recognition that a new high school (State School "YYY-1") would be built on the 29-acre site where MacArthur South is currently located, and that operationally it is highly desirable to provide distinct campuses for each of the two schools, rather than co-locating them. One of the potential site options initially identified for the relocation of MacArthur South was the Board-owned site at SW 243 Street and South Dixie Highway, where an entirely new facility would need to be built. However, the recent assignment of the Naranja students to the Coconut Palm K-8 Academy, scheduled to open for the 2008/2009 school year, has made that facility available for reuse, and the relocation of MacArthur South to that location is a viable option that can be implemented fairly quickly, at a substantially lower cost and with minimal disruption.

Selection of Construction Management at-Risk firm

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

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 recommends commissioning Stobs Bros. Construction Co. (Stobs) as the CM at-Risk firm for Remodeling and Renovations at Naranja Elementary for relocation of MacArthur South, Project No. 00316900, contingent upon Board approval of item C-71 at this meeting.

Negotiations with Stobs have been successfully completed as follows:

### Project Scope

Naranja Elementary is to be remodeled/renovated to accommodate a maximum of 260 student stations (grades 6–12). Based on the Pre-Programming Package developed by M-DCPS Office of Advanced Planning, the project will be implemented in two parts:

The scope of work for the project includes, but is not limited to, the following:

#### Part 1 (GMP #1) - Selective demolition

- Selective interior demolition of Buildings, 01, 06 and 10

#### Part 2 (GMP #2)

##### a. Renovation and remodeling scope (Phase I):

- Modify existing hardcourts to provide middle/senior basketball court
- Building 01 – Reconfigure existing administration spaces
- Building 06 - Remodel existing spaces into Culinary Arts Lab, classroom/multipurpose room. Renovate existing teachers' lounge
- Building 10 - Remodel exiting classroom into multipurpose room, weight room, P.E. lockers, group toilets, P.E. storage and two science classrooms

##### b. New Construction (Phase II):

- New covered walkway
- New estate fencing and P.E. equipment

- c. Various prioritized deferred maintenance items including ADA modifications
- d. Due to funding limitations, the following work will be designed as Deductive Alternates:
  - New cover for Auto Mechanics' Shop
  - Remove existing hardcourt and provide new covered basketball courts for middle/senior high
  - Renovate/upgrade existing kitchen
  - Correct drainage at existing courtyards

Stobs has committed to providing a phased completion for areas that have a high priority for the opening of this facility.

Construction Cost Estimate: \$5.6 million (current construction budget: \$3.7 million)

### 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 **\$50,500** for the construction estimate of \$5.6 million (current construction budget is \$3.7 million). This fee represents approximately 0.90% of the construction estimate;
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 the Guaranteed Maximum Prices (GMPs) for the construction project. 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 and will commence services upon Board approval.

#### Project Fund

Fund: 0331    Object: 5630    Location: 7631    Program: 0862    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 Miscellaneous Projects. Four-year term contract from November 20, 2007 through November 19, 2011 for projects with construction values not to exceed \$1 million in value.
- CM at-Risk for Pre-Construction Services for Deferred Maintenance Package #12, Renovations, Maintenance and Repairs at:
  - D.A. Dorsey Educational Center, Project No. A01122  
Estimated Construction Cost: \$2,843,980
  - Lindsey Hopkins Technical Educational Center, Project No. A01116.  
Estimated Construction Cost: \$1,184,032  
Commissioned:                      July 11, 2007
- 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 Costs: Norland Elementary \$4,904,622  
Norland Middle \$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 in value.

The most recent overall average performance evaluation score issued by staff to Stobs was for year 2007. Based on a performance scale of 1-5, the firm received a score of 3.30.

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 Remodeling and Renovations at Naranja Elementary School for relocation of Miami Douglas MacArthur South, Project No. 00316900, as follows:

- 1) a lump sum fee of \$50,500 for pre-construction services; 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