

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

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
STOBS BROTHERS CONSTRUCTION COMPANY
PROJECT NO. A01098
REMODELING AND RENOVATIONS
NORLAND ELEMENTARY SCHOOL
19340 NW 8 COURT, MIAMI, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

At its meeting of May 10, 2006 (Item F-25), the Board commissioned Stobs Brothers Construction Company (Stobs) as Construction Management (CM) At-Risk firm for "deferred maintenance package #20, general repairs and rehabilitation" project at Norland Elementary School", Project No. A01098. This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP agreed to by Stobs for this project is \$4,999,259 (owner's contingency included \$275,000). The Project Architect's estimate is \$5,246,557 and the independent cost estimate is \$5,512,624. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, overhead and profit.

Fund Source

Fund	0369/0370
Program	1512
Location	3701

Description

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

- Replacement of existing windows, doors, cabinetry, ceilings, lighting and HVAC equipment throughout Buildings 1 – 9.
- All non-compliant single and group restrooms will be completely renovated in accordance with the ADA Deficiency Report.

REPLACEMENT

F - 35

- Electrical upgrades to be performed throughout the school as required by code.
- Exterior walkways to be replaced or widened.
- Various site improvements, such as new aluminum walkway covers, concrete walkways, fencing and bollards.

This project is scheduled for substantial completion on May 20, 2010, which is 912 calendar days from Board approval date.

Staff and the Project Architect, Rodriguez Peterson & Porras Architects, Inc., recommend approval this GMP.

The Principal/Owner of Stobs Brothers Construction Company is Mr. J. Robert Stobs, II. This firm is located at 580 NE 92 Street, Miami, Florida 33178.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, approve the GMP for Stobs Brothers Construction Company, Project No. A01098, Norland Elementary School, in the total amount of \$4,999,259, which includes a contingency in the amount of \$275,000.

JA/nc