

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. 00339600  
MIAMI LAKES MIDDLE SCHOOL  
6425 MIAMI LAKEWAY NORTH, MIAMI LAKES, FLORIDA**

**AND**

**PROJECT NO. 00376400  
HIGHLAND OAKS MIDDLE SCHOOL  
2375 NE 203 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 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, 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 GMPS for the Phase II HVAC Equipment and Controls Replacement projects are as follows:

Location	GMP	Owner's Contingency	Project Architect's Estimate	Independent Cost Estimate
Miami Lakes Middle	\$1,283,257	\$ 61,107	\$1,285,300	\$1,398,405
Highland Oaks Middle	\$1,280,065	\$ 60,955	\$1,285,300	\$1,407,049
Total GMP	\$2,563,322	\$122,062	\$2,570,600	\$2,805,454

These GMPs cover all required work and includes subcontracts, materials, contingency, general conditions, bond and overhead and profit.

**Description of Projects**

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

- Removal and replacement of air handling units, controls, VAV boxes, acoustical tile ceilings, new HVAC ducts and duct mounted smoke detectors, new fire alarm conduits and wiring.
- The work will be scheduled and coordinated with District staff so as to ensure minimal disruption of each school's operation.

**Fund Source**

Location	Fund	Program	Location
Miami Lakes Middle	0398	1512	6501
Highland Oaks Middle	0322	0762	6241

Each project is scheduled for substantial completion no later than November 25, 2009, which is 245 days from Board approval date. However, the CM has agreed to have all HVAC units and fire alarm systems (including fire alarm certification) completed and fully operational for each project prior to August 17, 2009.

Staff and the Project Architect, URS Corporation, recommend approval of the GMPs.

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 GMPs for Stobs Brothers Construction Company, Phase II HVAC Equipment and Controls Replacement for:

- 1) Project No. 00339600, Miami Lakes Middle School, in the amount of \$1,283,257 which includes a contingency in the amount of \$ 61,107; and
- 2) Project No. 00376400, Highland Oaks Middle School, in the amount of \$1,280,065 which includes a contingency in the amount of \$60,955.

JA/nc