

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

SUBJECT: AUTHORIZATION TO AMEND THE AGREEMENT WITH STOBS BROS. CONSTRUCTION CO. AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR REMODELING AND RENOVATIONS AT NARANJA ELEMENTARY SCHOOL FOR RELOCATION OF MACARTHUR SOUTH (YOUNG MEN'S ACADEMY FOR ACADEMIC AND CIVIC DEVELOPMENT PROGRAM) PROJECT NO. 00316900

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

On January 14, 2009, the Board commissioned the firm of Stobs Bros. Construction Co. (Stobs) as Construction Management (CM) at-Risk firm for Remodeling and Renovations at Naranja Elementary School for Relocation of MacArthur South. However, there was an error in the Board item that did not identify services for Parts 1 and 2 to be accomplished through the CM at-Risk Miscellaneous delivery method.

In order to expedite the project, the scope of work was divided into three parts. Part 1 is to be completed prior to the opening of the 2009-10 school year. The remaining Parts 2 and 3 would be phased in during occupancy of the facility. The combined construction estimate for Parts 1 and 2 is under \$1 million and therefore could be assigned to a CM at-Risk Miscellaneous firm. Since Stobs is one of the CM at-Risk Miscellaneous firms, work orders could be assigned to Stobs for Parts 1 and 2. Using the same firm for all parts provides needed on-going continuity and proper coordination on the project.

Under the original commissioning, the negotiations with Stobs were based on pre-construction services for Part 3 only of the scope of work estimated at \$2,483,000. This fee represents approximately .9% of the construction estimate and is an appropriate percentage for this service. Item 2 of the "Terms and Conditions" of the agreement should be corrected to reflect this change. All other terms and conditions remain as noted in the original Board item and the overall construction Budget (for parts 1, 2 and 3) remains as \$3.7 million. Parts 1 and 2 of the scope are intended to be assigned as CM at Risk Miscellaneous work orders.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, amend the agreement with Stobs Bros. Construction Co. as Construction Management at-Risk firm for Remodeling and Renovations at Naranja Elementary School for Relocation of MacArthur South (Young Men's Academy for Academic and Civic Development Program) Project No. 00316900, as follows:

- 1) Amend Item 2 of the Terms and Conditions to reflect pre-construction services for Part 3 only;
- 2) all other Terms and Conditions, shall remain the same as set forth in the original agreement; and
- 3) the scope of work for Parts 1 and 2 are to be accomplished via Construction Management at-Risk Miscellaneous work orders.

NAD:CC:cc