

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

SUBJECT: COMMISSIONING OF STOBS BROS. CONSTRUCTION CO., AS THE REPLACEMENT CONSTRUCTION MANAGEMENT AT-RISK (CMR) FIRM FOR GENERAL OBLIGATION BOND (GOB) FUNDED RENOVATIONS AT MIAMI SPRINGS MIDDLE SCHOOL, LOCATED AT 150 SOUTH ROYAL POINCIANA BLVD., MIAMI SPRINGS, FLORIDA 33166, PROJECT NO. 01434900

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction

In October 2015, Request for Qualifications (RFQ) #129 was published to competitively select a Construction Management at-Risk (CMR) firm for each of the following three General Obligation Bond (GOB) funded projects under the Procedures for the Selection of Construction Management (CM), CM-at-Risk and Program Management Services (Pilot Program Revision dated September 3, 2015):

- Renovations at Hialeah-Miami Lakes Senior School - Project No. 01326600
- Renovations at Miami Springs Middle School - Project No. 01434900
- Renovations and Physical Education (PE) Shelter Replacement at Gratigny Elementary School - Project No. 01433600

Fourteen firms responded to the solicitation. Two firms were not evaluated due to incomplete submittals; twelve firms were evaluated, and eight firms were short-listed to interview for the projects. On January 26, 2016, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Link Construction Group, Inc. (a)
2	Turner Construction Company
3	Thornton Construction Company, Inc. (a)
4	Stobs Bros. Construction Company
5	T & G Corporation dba T & G Constructors (a)
6	MCM
7	Veitia Padron Incorporated (a)(b)

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Notes:

1. (a) Prime firm holds a current M-DCPS Minority/Woman Business Enterprise (M/WBE) Certificate.
2. (b) Prime firm holds a current M-DCPS Small Business Enterprise (SBE) Certificate.

Selection

In accordance with the solicitation on March 9, 2016 the Board commissioned the highest-ranked firm (Link) for the top-valued project (Hialeah-Miami Lakes Middle School), the second-ranked firm (Turner) for the second-valued project (Miami Springs Middle School) and for the third-ranked firm (Thornton) for the third-valued project.

However the District was unable to reach an agreement on a Guaranteed Maximum Price (GMP) Amendment with Turner. In accordance with Article VIII of the CMR Agreement, the District has taken possession of the documents and will make all required payments to Turner. Turner has completed all required Pre-construction Services and therefore, the Board and Turner are mutually released from any further obligations, to each other on the project. Staff proceeded to negotiate with the fourth-ranked firm (Stobs) from the original solicitation for CMR Pre-construction Services at Miami Springs Middle School.

The original solicitation includes mandatory Small/Micro Business Enterprise (SMBE) sub-consultant and sub-contracting participation goals, as follows:

Pre-construction sub-consultant	10%
Construction sub-contracting	20%
Construction Management	15%

In addition, this solicitation also has a 10 mile radius Construction Local Workforce Utilization Goal of 20%.

Negotiations

Negotiations were successfully concluded and Stobs has agreed to provide CMR Partial Pre-construction Services as follows:

Project Scope

The preliminary scope of work consists of campus-wide, miscellaneous renovations including, but not limited to:

- Demolition of 6 portables and site restoration;
- Site-related: resurface and restripe asphalt paving;
- Selective replacement of exterior doors and windows;
- Selective reroofing;
- Selective HVAC system-wide replacement, including controls including cooling tower, chiller and controls;
- Group restroom renovations including replacement of fixtures/finishes; repair/replace domestic water piping and replace classroom sinks;
- Fire Alarm and Public Address (PA) System replacement;
- Electrical upgrades and other selective interior renovations; and
- Selective exterior paint.

Office of Economic Opportunity (OEO) Review

M-DCPS OEO staff established the SMBE and M/WBE certification status of each subconsultant and verified the existence of a Memorandum of Understanding, outlining roles and responsibilities, as follows:

PRIME FIRM <u>Stobs Bros. Construction Co.</u> is not certified by M-DCPS as either M/WBE or SMBE	DISCIPLINE / ROLE	M/WBE CERTIFICATION CATEGORY	SMBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
SUBCONSULTANT FIRM NAME				
Asset Builders LLC dba Messam Construction	Structural Sub-consultant	African American	Micro Business Enterprise	2.5%
Al Hill Plumbing, Corp.	Plumbing Sub-consultant	African American	Small Business Enterprise	2.5%
Sunset Sod, Inc.	Landscaping Sub-consultant	Asian American	Small Business Enterprise	2.5%
ALTA Home Remodeling Co. dba ALTA Q. B.	Division 9 Finish – Drywall / Insulation	Service Disabled American	Micro Business Enterprise	2.5%
TOTAL SUBCONSULTANT PARTICIPATION (M-DCPS Mandatory SMBE Goal <u>10%</u>)				10.0%

Construction Budget: \$3,414,604 (GOB funded)

Project Schedule

The Phase II/III 100% Construction Documents were approved by the Building Code Consultant (BCC) on March 13, 2017. Stobs has agreed to the following schedule:

- Phase - II/III Review Documents of Pre-construction deliverables: June 7, 2017
- Phase – IV – GMP Bidding: July 12, 2017

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): September 6, 2017
- Construction - Substantial Completion by: December 2018
- Final Completion by: January 2019

Terms & Conditions

1. Stobs has agreed to a lump sum fee for CMR Partial Preconstruction Services of \$10,000. In consideration for entering into this Agreement, the CMR agrees that any and all costs and fees incurred by the CMR associated with the CMR’s performance of all Preconstruction Services set forth in the Agreement shall be borne solely by the CMR. Preconstruction Services fees shall be paid based on completion of the following listed phases/deliverables:

PRECONSTRUCTION SERVICES	LUMP SUM FEE (PER TASK)
Phase I - Schematic Design (completed/accepted by M-DCPS)	N/A
Phase II/III - 50% Construction Documents (completed/accepted by M-DCPS)	N/A
Phase II/III - 100% Construction Documents (completed/approved for construction by the Building Code Consultant/Building Official)	\$3,700
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$6,300
TOTAL PRECONSTRUCTION FEE:	\$10,000

Note: Hourly rates do not apply to this service and were not negotiated.

2. The CMR agrees to provide the requisite Preconstruction Services for this project, including, but not limited to, the following:
 - Review all design and construction documents prepared by the Architect/Engineer of Record, as well as all existing onsite conditions, to ensure constructability of the project. Review of existing conditions includes cost for all Ground Penetration Radar services;
 - 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 prebid conferences with qualified subcontractors, material suppliers, and equipment vendors.
3. The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the CMR Agreement.
4. Upon completion of the Preconstruction Services, the CMR firm shall negotiate a GMP for the construction project. If accepted, staff will submit the negotiated GMP for Board approval.
5. The CMR shall maintain no less than a \$1 million Professional Liability Insurance policy with a maximum deductible of \$50,000, Worker's Compensation/Employers Liability Insurance, Comprehensive General Liability and Comprehensive Auto Liability Insurance.
6. The Agreement may be terminated by the Board, with cause or for convenience, prior to GMP, upon ten (10) days written notice to the CMR; whereas, the CMR may terminate the Agreement if the work is stopped for a period of 60 days through no act or fault of the CMR.

7. The CMR is required to submit a monthly report to the Office of Economic Opportunity documenting compliance with the Mandatory Small/Micro Business Enterprise Utilization Goals for Subconsultants and Subcontractors.
8. The CMR has agreed to the terms and conditions of the Agreement and will commence services upon Board commissioning.

Project Funding (GOB)

Fund: 351000 Object: 563000 Location: 1652100 Program: 24960000 Function: 740000
Fund: 351000 Object: 568000 Location: 1652100 Program: 24960000 Function: 740000

Prior Commissioning Actions

The Board has commissioned Stobs for the following service within the last three years:

- CMR for Miscellaneous Projects with Construction Values up to \$2 million each for 4 years with extensions at the Option of the Board
Commissioned: January 18, 2012
Board approved extension for 2 years, January 17, 2016 through January 17, 2018
- CMR at Henry H. Flagler Middle
GOB funded Renovations - Project No. 01433700
Preconstruction Services Commissioned: July 15, 2015

Principal

The Principal/Owner designated to be directly responsible to the Board for Stobs Bros. Construction Co., is Mr. J. Robert Stobs II. The firm is located at 580 NE 92nd Court, Miami, Florida 33138.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Stobs Bros. Construction Co., as the replacement Construction Management at-Risk firm for General Obligation Bond (GOB) funded Renovations at Miami Springs Middle School, located at 150 South Royal Poinciana Blvd., Miami Springs, Florida 33166, Project No. 01434900, as follows:

- 1) a lump sum fee of \$10,000 for Partial Preconstruction Services; and
- 2) the project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:CC:cc