

Facilities Planning and Construction
Paul J. Phillips, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF JAMES B. PIRTLE CONSTRUCTION COMPANY, INC. AS CONSTRUCTION MANAGEMENT (CM) AT-RISK FIRM FOR THE ADDITIONS, REMODELING AND RENOVATIONS PROJECT AT NORTH BEACH ELEMENTARY SCHOOL
PROJECT # A-0775-CM**

Staff has completed the selection process for a Construction Management (CM) At-Risk firm for the additions, remodeling and renovations project at North Beach Elementary School.

Fourteen (14) firms applied and eight (8) firms were interviewed by the Selection Committee. Of these eight (8) firms, James B. Pirtle Construction Company, Inc. was selected for North Beach Elementary School.

Negotiations with James B. Pirtle Construction Company, Inc. have been successfully completed.

The negotiated lump sum fee for pre-construction services is \$64,500 for an estimated construction cost of \$4,407,658. This fee represents approximately 1.46% of the construction cost. Upon completion of the pre-construction services, the CM At-Risk firm shall negotiate a Guarantee Maximum Price (GMP) for the construction of the project. Staff will present the negotiated GMP for Board approval.

The Principals/Owners for James B. Pirtle Construction Company, Inc. are James B. Pirtle, Mary K. Pirtle and Michael S. Geary.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of James B. Pirtle Construction Company, Inc. to provide Construction Management (CM) At-Risk services for the additions, remodeling and renovations project at North Beach Elementary School for the following considerations:

- 1) lump sum fee of \$64,500 for pre-construction services, which represents approximately 1.46% of the construction cost; and
- 2) upon completion of the pre-construction services, the CM At-Risk firm shall negotiate a Guarantee Maximum Price (GMP) for the construction of the project. Staff will present the negotiated GMP for Board approval.

IMR:nf