

Facilities Planning and Construction
Suzanne A. Marshall, Chief Facilities Officer (Construction)

SUBJECT: COMMISSIONING OF JAMES B. PIRTLE CONSTRUCTION COMPANY, INC. AS CONSTRUCTION MANAGEMENT (CM) AT-RISK FIRM FOR THE RELOCATABLES CLASSROOM REPLACEMENT PROJECT (AS REQUIRED BY STATE STATUTE).

Staff has completed the selection process for a Construction Management (CM) At-Risk firm for relocatables classroom replacement project as required by state statute.

Nine (9) firms applied and the Selection Committee interviewed the following five (5) firms:

- 3D International, Inc.
- James B. Pirtle Construction Company
- Jasco Construction Company, Inc.
- Veitia Padron Incorporated
- Turner Construction Company

Of the above, the firm of James B. Pirtle Construction Company, Inc. was selected for this contract. Negotiations with James B. Pirtle Construction Company, Inc. have been successfully completed.

The negotiated lump sum fee for pre-construction services is \$139,500 for an estimated construction cost of \$ 20,000,000. This fee represents approximately .69% of the construction cost. Upon completion of the pre-construction services, the CM At-Risk firm shall negotiate a Guaranteed 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 relocatable classroom replacement project, with an estimating construction cost of \$20,000,000 for the following considerations:

- 1) lump sum fee of \$139,500 for pre-construction services, which represents approximately .69% of the construction cost; and
- 2) upon completion of the pre-construction services, the CM At-Risk firm shall negotiate a Guaranteed Maximum Price (GMP) for the construction of the project. Staff will present the negotiated GMP for Board approval.

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