

Business Operations
Larry W. Stanearth, Chief Business Officer

SUBJECT: COMMISSIONING OF JAMES B. PIRTLE CONSTRUCTION COMPANY, INC., AS CONSTRUCTION MANAGEMENT (CM) AT-RISK FIRM FOR STATE SCHOOL "SSS" AT MIAMI JACKSON SENIOR HIGH SCHOOL (REPLACEMENT) PROJECT NO. A0799

COMMITTEE: FACILITIES MANAGEMENT

Staff has completed the selection process for a Construction Management (CM) At-Risk firm for the State School "SSS" at Miami Jackson Senior High School (Replacement) project.

Seven (7) firms applied and the Selection Committee interviewed the following five (5) firms:

- 3D International, Inc.
- Betancourt Castellon Associates
- James B. Pirtle Construction Company
- SBR Joint Venture
- Turner Construction Company

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

The negotiated lump sum fee for pre-construction services is \$329,500 for an estimated construction cost of \$35,000,000. This fee represents approximately 0.94% of the construction cost. Upon completion of pre-construction services, the CM At-Risk firm shall negotiate a Guaranteed Maximum Price (GMP) for construction of the project. Staff will submit the negotiated GMP for Board approval.

At the Board's option, staff has also negotiated fees with the CM At-Risk firm to perform miscellaneous work at the school site, in the event it becomes necessary, during the pre-construction phase.

The scope of work for this project entails the demolition and replacement of most of the existing buildings, with the exception of two buildings (the music/band and media center/science buildings). The proposed demolition has been approved by the Florida Department of Education based on its review of a Castaldi Analysis of the existing school facility submitted by the District.

The replacement school is being programmed for a total design capacity of approximately 2858 student stations (including 297 student stations contained within the remaining two buildings). The design will be based on the District's currently approved prototype facilities list for a senior high school with a design capacity of approximately 2858 student stations.

Fund Source:

Fund	0396
Object	5630
Location	7341
Program	2658
Function	7400

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 State School "SSS" at Miami Jackson Senior High School (Replacement), Project No. A0799, with an estimated construction cost of \$35,000,000 for the following consideration:

- 1) a lump sum fee of \$329,500 for pre-construction services, which represents approximately 0.94% of the construction cost;
- 2) at the Board's option, the CM At-Risk firm shall perform miscellaneous work during the pre-construction phase based on negotiated terms and conditions; and
- 3) 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 submit the negotiated GMP for Board approval.