

Business Operations
J. E. Surash, P.E., Chief Business Officer

SUBJECT: COMMISSIONING OF JAMES B. PIRTLE CONSTRUCTION COMPANY, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR ONE, TWO OR MORE STORY PROTOTYPE ADDITIONS AT VARIOUS SITES AS PROVIDED IN THE FACILITIES WORK PROGRAM FY 03-04

COMMITTEE: FACILITIES MANAGEMENT

Staff has completed the selection process for a Construction Management (CM) At-Risk firm for "One, Two or More Story Prototype Additions at Various Sites" as provided in the Facilities Work Program FY 03-04 (as may be amended).

Fifteen (15) firms applied for these contracts. Based on the established evaluation criteria, six (6) firms were short-listed. On June 18, 2004, the Selection Committee interviewed the six (6) firms and ranked them as follows:

- James B. Pirtle Construction Company, Inc.
- Veitia Padron Incorporated
- Centex-Rooney Construction Company, Inc.
- Hewitt-Kier Construction, Inc.
- Jasco Construction Company, Inc.
- Coastal Construction Company

The Selection Committee was comprised of the following individuals:

COMMITTEE MEMBER:

REPRESENTING:

Annie Betancourt
Dr. Bhagwan Gupta
Chuks Chinyere
Dennis Arechavala
Desmond Ogwo
Ed Beraldi
Dennis Caserta

Office of the Superintendent
School Operations
Office of Capital Improvements Projects
Office of Capital Improvements Projects
Maintenance Operations
Educational Facilities Compliance
Business Development and Assistance

Of the above firms, James B. Pirtle Construction Company, Inc., (Pirtle) was the highest ranked firm and has therefore been selected for this contract. Negotiations with Pirtle Construction have been successfully completed.

**REPLACEMENT
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One, two or more story prototype(s) will be assigned via written work order(s). The Board and the CM at-Risk firm shall agree as to services required for each assignment. A fee schedule for pre-construction services was negotiated as follows:

FEE SCHEDULE FOR PRE-CONSTRUCTION SERVICES	One, Two or More Stories Prototype Additions Initial Bid	One, Two or More Stories (Modified Prototypes) Bid
1. PROTOTYPE ADDITION Design Review, Constructibility, Value Engineering and Bidding	\$15,000 (fee for prototype, plus up to 4 variations)	\$8,000 (fee for prototype, plus up to 4 variations)
2. SITE ADAPTATION Project meetings, Design Review Constructibility, Value Engineering, Site Review of Existing Conditions, Cost Estimating, Scheduling, Bidding and GMP Preparation & Negotiations	\$8,500	N/A
3. OTHER SITE ITEMS (SITE ADAPTATION) Parking lots, Playgrounds, Bus Drop- offs and/or Miscellaneous items (to be determined)	\$2,000 (per Item)	N/A

Other Terms and Conditions:

1. The agreement provides for termination by the Board, with or without cause, upon thirty (30) days written notice to the CM at-Risk firm. The CM at-Risk firm may terminate the agreement, with cause only, upon thirty (30) days written notice to the Board.
2. The Board is under no obligation to assign a minimum number of projects or minimum value to the CM at-Risk firm under this agreement.
3. Upon completion of the pre-construction services, the CM At-Risk firm shall negotiate a Guaranteed Maximum Price (GMP) for the construction of each prototype addition. Staff will then present each negotiated GMP for Board approval.

PRIOR COMMISSIONINGS:

The Board has commissioned Pirtle for the following projects and continuing contracts within the last three years:

- Contract title: CM at-Risk for Relocatable Classroom Replacement
Date of Commission: January 16, 2002
- Contract title: CM at-Risk Services for State School "SSS"
Date of Commission: March 12, 2003
- Contract title: CM at-Risk Miscellaneous for Projects with Construction Values not to exceed \$1 Million each for a four (4) year term
Date of Commission: May 19, 2004

The Principals for James B. Pirtle Construction Company, Inc., are James B. Pirtle and Michael S. Geary. This firm is located at 4740 Davie Road, Davie, Florida 33314.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of James B. Pirtle Construction Company, Inc., as Construction Management (CM) At-Risk firm for "One, Two or More Story Prototype Additions at Various Sites" as provided in the Facilities Work Program FY 03-04 (as may be amended), for the following consideration:

- 1) a negotiated Fee Schedule for one, two or more story prototype additions for pre-construction and site adaptation services, 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 each prototype. Staff will then present the negotiated GMP for Board approval.

NAD:CC:cc