

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

**SUBJECT: COMMISSIONING OF JAMES B. PIRTLE CONSTRUCTION COMPANY INC., D/B/A PIRTLE CONSTRUCTION COMPANY, AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR A SHARED FACILITY WITH THE CITY OF MIAMI COLLEGE OF POLICING & THE M-DCPS SCHOOL OF LAW STUDIES, HOMELAND SECURITY & FORENSIC SCIENCES PROJECT NO. 00362800**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES**

**Introduction**

In 2006, staff completed the selection process for ranking Construction Management (CM) at-Risk firms for assignment of projects in the Facilities Work Program (through FY 08 – 09). Firms were solicited for Category “A” projects to provide pre-construction services for projects with construction values greater than \$15 million.

Six (6) firms applied and were evaluated for this category. The following firms were then interviewed and ranked by a Selection Committee:

<u>Ranking</u>	<u>Firm</u>
1	James A. Cummings, Inc.
2	Pirtle Construction Company
3	Betancourt Castellon Associates, Inc.
4	Skanska USA Building, Inc.
5	Turner Construction Company
6	Coastal Construction Company

**Project Assignment**

The referenced CM at-Risk firms are assigned projects based on the alignment of construction values with each firm’s capabilities, pre-qualification certificate amounts, workload, performance, and scheduling of each project. Based on these criteria, staff recommends commissioning of Pirtle Construction Company (Pirtle) as the CM at-Risk firm for the City of Miami Policing College of Policing & the M-DCPS School of Law Studies, Homeland Security & Forensic Sciences, Project No. 00362800. This is a collaborate project between Miami-Dade County Public Schools and the City of Miami.

Negotiations with Pirtle have been successfully completed as follows:

### **Project Scope**

The scope of work for the project includes, but is not limited to, the following:

- A new shared facility between the City of Miami Police Department and the School Board of Miami-Dade County. This commissioning recommendation is contingent on the execution of the Interlocal Agreement between the School Board (Board) and the City of Miami (City) as detailed in a companion Board item (F-3).
- The new facility will be located adjacent (south) of the City of Miami Police Department at NW 2<sup>nd</sup> Avenue and NW 3<sup>rd</sup> Street.
- Construction of a new four-story building to accommodate a 528 student station high school for grades 9 - 12, and the City of Miami College of Policing. The high school includes classrooms, labs, moot court, administration areas, kitchen/dining rooms, locker rooms (male & female), and media center. The City's College of Policing includes classrooms, basketball court, locker rooms (male/female), auditorium, firing range, administration areas, student dormitory and pedestrian bridge to the existing adjacent Police Department. All safety, security and mechanical systems will be interconnected and monitored by both the City and M-DCPS. The overall building will be approximately 112,300 g.s.f. Each school will have independent entrances and operations except that the Media Center, Auditorium and Basketball Court may be shared as needed.
- The project also includes all on-site and off-site utilities, above ground fuel storage tanks, bus drop off, covered walkway, landscaping, fencing, loading area, elevated plaza and all related support spaces.
- Parking may be offsite for approximately 60 spaces (if the City provides an open lot, the project may include paving & striping).

The City has contracted with the A/E firm of Spillis Candela DMJM for the design of the shared facility. The construction documents are 100% complete and have been submitted to the City for review and permitting.

The City will remain as owner of the property and will maintain the new facility. The Board will lease the facility from the City as outlined in the Interlocal Agreement. The construction budget, not including soft costs, is \$31,000,000. However, the City and M-DCPS have agreed that the M-DCPS share of the construction and associated soft costs (excluding M-DCPS FF&E and IT equipment) is 41% but shall not exceed \$14,300,000.

The selected CM At-Risk firm may be required to submit several Guaranteed Maximum Price (GMP) proposals to execute this project. The City will participate in the GMP negotiations. If accepted by staff and the City, the negotiated GMP(s) will be submitted to the Board for award. M-DCPS, the City and the CM at-Risk firm have agreed that the Board will assign its rights, responsibilities and obligations under the CM at-Risk contract to the City at the time an award is made. The City will then be responsible for managing all

design and construction (with M-DCPS' participation) in order to construct a complete and fully operational facility.

The CM at-Risk firm has agreed to the following aggressive schedule:

Commission CM at-Risk firm	September 5, 2007
GMP Negotiation by	October 5, 2007
GMP Board Award and Assignment of Rights to City	October 17, 2007
Construction Contract to take effect	November 1, 2007
Construction Duration	546 calendar days
Substantial Completion	April 30, 2009
Occupancy	2009-2010 school year

Note: This schedule is subject to change depending on execution of the Interlocal Agreement.

### Terms and Conditions

The agreement negotiated by staff contains the following terms and conditions:

1. Pirtle agrees to provide the requisite pre-construction services for this project, including, but not limited to, the following:
  - Review all design and construction documents prepared by the Project Architect/Engineer, as well as all existing on-site conditions, to ensure constructability of the project.
  - Provide the District with value engineering analysis, cost saving recommendations and estimates.
  - Prepare a master construction schedule to identify potential time saving measures and to facilitate the timely completion of the project.
  - Coordinate with the Project Architect/Engineer, District and City staff 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 pre-bid conferences with qualified sub-contractors, material suppliers and equipment vendors.
2. The negotiated lump sum fee for pre-construction services is **\$91,000** for a construction budget of \$31 million (to be shared by M-DCPS and the City as detailed above). Included in the CM at-Risk fee is the cost for all Ground Penetration Radar (GPR) services. This fee represents approximately .29% of the construction budget. In addition, as a part of the CM at-Risk services, the City may request other GMP proposals for items such as firing range equipment, ceiling bafflers and theater AV

equipment.

3. Costs for printing shall be reimbursed by the Board on a direct cost basis;
4. The agreement provides for termination by the Board prior to the GMP, with or without cause, upon written notice to the CM at-Risk firm; whereas the CM at-Risk firm may terminate the agreement, with specific cause only, upon written notice to the Board in accordance with the terms of the Agreement;
5. 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;
6. Upon completion of the pre-construction services, the CM at-Risk firm shall negotiate GMP proposal(s) for the construction project. If accepted, staff will submit the negotiated GMP(s) for Board approval/award as detailed above; and
7. Pirtle has agreed to the time-sensitive schedule, the terms and conditions and will commence services once the Interlocal Agreement is executed.

### **Project Fund**

Fund: 0368    Object: 5630    Location: 7033    Program: 1077    Function: 7400

### **Prior Commissionings & Performance Evaluation**

The Board has commissioned Pirtle as CM at-Risk for the following projects and/or continuing contracts within the last three years:

- CM at-Risk for New State School "P-1" Project No. 00252700 (to relieve Eugenia B. Thomas Elementary School), a re-use of the K-8 Prototype  
Estimated Construction Cost:     \$34.6 million  
Commissioned:                         January 17, 2007
- CM at-Risk for New State School "E-1" Project No. 00253000 (to relieve North Miami, Biscayne Gardens, and Oak Grove Elementary Schools and to replace North Miami Middle School), a re-use of the K-8 Prototype  
Estimated Construction Cost:     \$30 million  
Commissioned:                         November 21, 2006
- CM at-Risk for New State School "TT-1" Project No. A01106 (to serve Homestead's Educational Facilities Benefit District), a re-use of the K-8 Prototype  
Estimated Construction Cost:     \$30 million  
Commissioned:                         October 11, 2006 (terminated March 14, 2007)
- CM at-Risk for the New K-8 Prototype projects at the following three sites:

State School "D", Project No. A0798, (relief for Virginia A. Boone/Highland Oaks Elementary, Madie Ives Elementary & Highland Oaks Middle Schools)

State School "CC-1", Project No. A01031, (relief for Pine Villa Elementary, Redland Elementary, Naranja Elementary, Redland Middle & Mays Middle Schools)

State School "DD-1", Project No. A01089, (relief for Irving and Beatrice Peskoe Elementary, Leisure City K-8 Center & W. Chapman Elementary Schools)

Estimated Total Construction Cost: \$63 million  
Commissioned: August 17, 2005

- CM at-Risk for One, Two or More Story Prototype Additions at Various Sites as provided in the Facilities Work Program FY 03-04 (aka Modulars)  
Commissioned: July 14, 2004
- CM at-Risk for Miscellaneous Projects, Four-year term contract for projects with construction cost less than \$1 million each  
Commissioned: May 19, 2004 (Pirtle declined subsequent renewal years).

The most recent overall performance evaluation score issued by staff to Pirtle was for year 2006. Based on a performance scale of 1-5, Pirtle received a score of 3.73.

### **Principals**

The Principals/Owners designated to be directly responsible to the Board for Pirtle Construction Company are James B. Pirtle and Michael S. Geary. The office 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., d/b/a Pirtle Construction Company, as Construction Management at-Risk firm for new City of Miami College of Policing & the M-DCPS School of Law Studies, Homeland Security & Forensic Sciences, Project No. 00252700, contingent upon the execution of the Interlocal Agreement F-3, as follows:

- 1) A total lump sum fee of \$91,000 for pre-construction services; and
- 2) the Project Scope and the Terms and Conditions, items 1 through 7, as set forth in the body of the agenda item.

NAD: CC: cc