

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

**SUBJECT: GUARANTEED MAXIMUM PRICE (GMP)
JAMES B. PIRTLE CONSTRUCTION COMPANY, INC., FOR NEW
GRADES 6-12 FACILITY & MAST ACADEMY RENOVATIONS
LOCATED AT 3979 RICKENBACKER CAUSEWAY, MIAMI
FLORIDA 33149; PROJECT NOS. 01216100 (NEW
CONSTRUCTION), 01292500 (RENOVATIONS).**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

**LINK TO STRATEGIC
FRAMEWORK: FINANCIAL EFFICIENCY / STABILITY**

At its meeting of September 3, 2013 (Item F-22), the Board commissioned James B. Pirtle Construction Company Inc., (Pirtle) as the Construction Management (CM) At-Risk firm for the new grade 6-12 facility & MAST Academy renovations. This project is for the construction of a new facility; renovation, remodeling, at the existing facility and site improvements. This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

In accordance with the District's CM procedures, Pirtle Construction publicly solicited sub-contractors to provide competitive bids for the project. Pre-Bid meetings were noticed and attended at the MAST site. Subcontractors sealed bids were received, opened and tabulated as witnessed by the Office of Inspector General, School Facilities Construction staff and the project Architect. In all instances the lowest responsive and responsible subcontractor bid was accepted and included in the Guaranteed Maximum Price. The GMP agreed to by Pirtle for this project is \$19,458,761.00, (includes an Owner's contingency of \$750,457.00). This GMP contract covers all required work and includes subcontracts, materials, contingency, general conditions, bonds, and overhead and profit.

Added

The Agreement provides for compliance with goals established by the Office of Economic Opportunity as follows:

Small/Micro Business Utilization (S/MBE):

The established S/MBE participation goal on this project was established at 15%. Pirtle is providing S/MBE utilization of 50.5%, which substantially exceeds the established goal.

Revised

**REVISED
F - 23**

Minority/Women Business (M/WBE) Utilization:

The M/WBE participation goal proposed by Pirtle on this project was 24%, which included 6% for Women-owned firms and 18% for African-American owned firms. Pirtle is providing M/WBE utilization of 20.8%, which includes 13.3% for Woman-owned firms and 7.5% for African American-owned firms. The utilization of Woman-owned firms exceeds the proposed goal. Pirtle commits to pursue certification of additional subcontractors and suppliers by the District to meet its proposed goal of 18% African American-owned firms.

Revised

Local Workforce Utilization:

Pirtle has agreed to a Local Workforce Utilization Goal of 10%. The Office of Economic Opportunity shall track and monitor local workforce participation through a designated form.

Revised

Description and Scope

Existing Campus:

The existing MAST Academy senior high school campus consists of one (1) main two-story building with several support buildings located on an 11-acre site on Virginia Key in unincorporated Miami-Dade County. The original facility, built in the 1980's, was converted to a senior high school in 1990.

Project Scope:

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

- Sector 1 (Project No. 0126100) a new multi-story grade 6-12 facility for 1,100 students (approximately 470 student stations for grades 6-8 and 630 student stations for grades 9-12) with general purpose classrooms, flexible and technology-based instructional spaces, administrative offices and support spaces, drop-offs, and all required mechanical, electrical and plumbing (MEP) upgrades and connections, and all required on-site and off-site improvements, constructed on top of a parking structure and operating as a "School-within-a-School".
- Sector 2 (Project No. 01292500) remodeling/renovations of the existing MAST Academy facility. This work will be completed in two phases and coordinated with the school administration to minimize disruptions to instructional programs.

The new construction has been designed and will be constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental (LEED) for Schools rating system.

Project Schedule:

The timeline for this project is very aggressive in order to achieve occupancy for the 2015 school year. The following are the Construction Phase timelines:

- Award GMP to Pirtle May 7, 2014
- Substantial Completion Sector 1 July 2015
- Occupancy Sector 2, Phase I August 2014
- Occupancy Sector 2, Phase II August 2015

On March 18, 2014, ninety-three (93) subcontractor bids were received and opened at the offices of James B. Pirtle Construction Company Inc. A representative of the Office of the Inspector General attended the opening and tabulation of the submitted bids. Additionally, the Project Architect, and School Facilities Construction staff also witnessed the bid opening and tabulation process.

On March 29, 2014, (during the Spring Recess period) M-DCPS staff from the Office of School Facilities, Office of Capital Improvement Projects (CIP) received the GMP submittal derived from the 100%-Construction Documents submittal. After careful review of this GMP document, M-DCPS staff determined that there was not adequate major trades participation on many of the significant categories of work. As such, on April 1, 2014, CIP staff directed Pirtle to re-bid the entire project in an effort to meet the established construction budget.

On April 24, 2014, new bids received from 94 subcontractors were opened at Pirtle's office. School Facilities Construction staff and a representative from the Office of the Inspector General were present at the bid opening and tabulation then subsequently participated in the GMP negotiations conducted on Friday, May 2, 2014, at the School Board Administration Building.

Added

Project Funding:

Sector I & II- New Grade 6-123 facility & Playfield Support;
 Fund: 351000; Object: 563000; Location: 1716100; Program: 26150000; Function: 740000
 GOB
 Fund;391000;Object 563000;Location;1716100;Program;26150000;Function:740000

Sector II- MAST Academy Renovations:

Fund: 351000; Object: 568000; Location: 1716100; Program: 26150000; Function: 740000
 GOB
 Fund: 391000; Object: 568000; Location: 1716100; Program: 26150000; Function: 740000

Principal:

The Principal/Owner designated to be directly responsible to the Board for Pirtle is Mike Geary. The firm is located at 5700 Griffin Road, Suite 200, Davie, Florida 33314.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida approve the GMP contract for James B. Pirtle Construction Company Inc., at the new grades 6-12 facility & MAST Academy renovations, Project numbers 0121600, and 01292500 in the total amount of \$19,458,761.00, which includes an Owner's contingency in the amount of \$750,457.00.

Revised

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