

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.

Negotiations are underway with Pirtle and, if successful, the GMP for construction will be transmitted to the Board prior to the School Board meeting.

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

Small/Micro Business Utilization:

Pirtle has agreed to a Small Business Enterprise Construction Utilization Goal of 15%.

Minority/Women Business (M/WBE) Utilization:

Pirtle has agreed to a M/WBE utilization goal of 24%; this includes 18% African American-owned firms and 6% for Woman-owned firms, which may be adjusted subject to the results of the District's Disparity Study and related M/WBE policy.

Local Workforce Utilization:

Pirtle has agreed to a Local Workforce Utilization Goal of 10%.

F - 23

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, bids are due once again, with an anticipated GMP submittal to M-DCPS on May 5, 2014.

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.

IC:nc