

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

**SUBJECT: GUARANTEED MAXIMUM PRICE (GMP)
JAMES B. PIRTLE CONSTRUCTION COMPANY, INC., FOR
THE PHASED REPLACEMENT OF MIAMI NORLAND
SENIOR HIGH SCHOOL LOCATED AT 1050 N.W. 195
STREET, MIAMI, FLORIDA 33169; PROJECT NO. 00223200**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

At its meeting of November 19, 2013 (Item F-22), the Board commissioned James B. Pirtle Construction Company Inc., (Pirtle) as the Construction Management (CM) At-Risk firm for the phased replacement of Miami Norland Senior High School. This project is for the phased construction of a new facility, renovation and remodeling of portions of the existing facility and various site improvements. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On November 4, 2014, 117 sealed subcontractor bids were received and opened at the offices of James B. Pirtle Construction Company, Inc. The Project Architect, a representative of the Office of the Inspector General and staff from the Office of School Facilities Construction and Office of Economic Opportunity witnessed the bid opening and tabulation process. Negotiations with Pirtle concluded successfully and the GMP agreed to for this project is \$34,270,883, which includes an Owner's contingency of \$1,095,199. This contract covers all required work and includes subcontracts, materials, contingency, general conditions, bonds, overhead and profit.

The contract provides for compliance with Small and Micro Businesses and Minority/Women Owned Businesses utilization goals. Office of Economic Opportunity staff reviewed the SBE/MBE and M/WBE certification status of all subcontractors and verified the existence of a Letter of Intent for each, outlining roles and responsibilities as follows:

Small/Micro Business S/MBE Utilization:

The S/MBE participation goals established for this project were 10% for Construction Management and 20% for Construction. The following table details S/MBE firms that Pirtle will use on the project.

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S/MBE UTILIZATION

SUB-CONSULTANT FIRMS (Construction Services)	ROLE / RESPONSIBILITY	SBE/MWBE CERTIFICATION CATEGORY	CONTRACTED (%) CONSTRUCTION	CONTRACTED (%) CONSTR. MGMT.
Conwell & Associates Consulting Company	Earthwork/grading	SBE	3.33%	
Cooper Construction Management & Consulting Inc.	Building Insulation, metal studs, stucco, gypsum wallboard	SBE	3.09%	
Curtis Painting & Waterproofing, Inc., dba Toole Corp.	Painting	SBE	1.93%	
DC Daly, LLC	HVAC	SBE	10.39%	
Odua Group, LLC	Project engineering and scheduling	SBE		10.26%
GA Group Ltd. dba GA Construction Group, LLC	Concrete flatwork and rough carpentry	SBE	2.19%	
Ronald M. Gibbons, Inc.	Estate and chain link fencing	SBE	.99%	
Supreme Ceiling and Interior, Inc.	Acoustical ceiling	SBE	.81%	
The EFCA Group, LLC	Quality assurance control and as-builts	SBE		6.96%
Viking Defense, Inc.	Site security	SBE	1.00%	
VisualScape Inc.	Landscaping and irrigation	SBE	2.08%	
TOTAL PARTICIPATION			25.81%	17.22%

Minority/Women Business M/WBE Utilization:

Pirtle Construction voluntarily agreed to an M/WBE participation goal for this project at 28%, which included 20% for African American-owned firms and 8% for Women-owned firms. The following table details M/WBE firms that Pirtle will use on the project.

M/WBE UTILIZATION			
SUB-CONSULTANT FIRMS (Construction Services)	ROLE / RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY	CONTRACTED (%) AFRICAN AMERICAN
Conwell & Associates Consulting Company	Earthwork/grading	AM	2.97%
Cooper Construction Management & Consulting, Inc.	Building Insulation, metal studs, stucco, gypsum wallboard	AM	2.75%
Curtis Painting & Waterproofing, Inc., dba Toole Corp.	Painting	AM	1.71%
DC Daly, LLC.	HVAC	AM	9.26%
GA Group Ltd. dba GA Construction Group, LLC	Concrete flatwork and rough carpentry	AM	1.95%
Odua Group, LLC	Project engineering and scheduling	AM	1.12%
Ronald M. Gibbons, Inc.	Estate and chain link fencing	AM	.88%
Supreme Ceiling and Interior, Inc.	Acoustical ceiling	AF	.72%
The EFCA Group, LLC	Quality assurance control and as-builts	AM	.76%
Viking Defense, Inc.	Site security	AM	.89%
TOTAL PARTICIPATION			23.01%

Additionally, Pirtle is utilizing two subcontractors that are Hispanic Female-owned totaling 21.40% of the direct construction cost. These firms are: GPE Engineering & GC Corp. dba Gonzalez Pavement Equipments for water, sewer, paving and drainage, 4.27%, and Thunder Electrical Contractors, Inc. for electrical work, 17.13%.

Local Workforce Utilization:

Pirtle will provide Local Workforce Utilization of 20% for Construction.

The Office of Economic Opportunity shall monitor the above-stated goals for compliance.

Description and Scope

Existing Campus:

The original school was constructed in 1958 and consists of 15 buildings (including a gymnasium built in 2006 and the former gymnasium remodeled into classrooms in 2007), sports fields, hard courts and parking lots.

Project Scope:

The scope of the work for the project includes, but is not limited to, phased replacement of buildings No. 1 through 5, No. 7 through 11 and No. 13, providing 1,710 new student stations, in addition to the 420 existing student stations which remain in place, for a total of 2,130 student stations. The new buildings have been designed and will be constructed to meet the U.S Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system.

- Sector 1 of this multi-phased replacement project includes, but it is not limited to, the following: new multi-story building, all related support spaces and Mechanical/Electrical/Plumbing (MEP) system interconnection, on-site and off-site improvements, temporary parking and staging.
- Sector 2 shall include demolition of existing buildings, off-site work and athletic fields as well as any remaining scope of work required to complete the overall project.

Project Schedule:

The timeline for this project is very aggressive in order to achieve phased occupancy for the 2016-17 School Year, as follows:

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|------------------------------------|-------------------|
| • Award GMP | November 19, 2014 |
| • Substantial Completion Sector 1 | July 29, 2016 |
| • Demolition of existing buildings | August 29, 2016 |
| • Completion of all Sector 2 work | November 28, 2016 |

Project Funding-General Obligation Bond:

Fund: 351000: Object: 563000: Location: 1738100: Program: 26630000: 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.

This item does not appear in the published agenda. There is good cause to vary from the published agenda in order to maintain the project schedule and commitment to the community.

RECOMMENDED: That the School Board of Miami-Dade County, Florida approve the GMP contract for James B. Pirtle Construction Company Inc., for the phased replacement of Miami Norland Senior High School located at 1050 N.W. 195 Street, Miami, Florida, 33169, Project No. 00223200 in the amount of \$34,270,883, which includes contingency in the amount of \$1,095,199.

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