

Facilities Planning and Construction
Paul J. Phillips, Chief Facilities Officer

SUBJECT: COMMISSIONING OF JAMES B. PIRTLE CONSTRUCTION COMPANY, INC. AS CONSTRUCTION MANAGEMENT (CM) AT-RISK FIRM FOR THE REMODELING AND RENOVATIONS PHASE FOR CONVERTING BOOKER T. WASHINGTON MIDDLE SCHOOL INTO A SENIOR HIGH SCHOOL PROJECT # A-0698-CM

Staff has completed the selection process for a Construction Management (CM) At-Risk firm for the remodeling and renovations phase for converting Booker T. Washington Middle School into a senior high school.

Nine (9) firms applied and five (5) firms were interviewed by the Selection Committee. Of these firms, James B. Pirtle Construction Company, Inc. was selected.

Negotiations with James B. Pirtle Construction Company, Inc. have been successfully completed.

The negotiated lump sum fee for pre-construction services is \$96,000 for an estimated construction cost of \$6,728,100. This fee represents approximately 1.42% of the construction cost. Upon completion of the pre-construction services, the CM At-Risk firm shall negotiate a Guarantee Maximum Price (GMP) for the construction of the project. Staff will present the negotiated GMP for Board approval.

The Principal/Owners for James B. Pirtle Construction Company, Inc. are James B. Pirtle, Mary K. Pirtle and Michael S. Geary.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of James B. Pirtle Construction Company, Inc. to provide Construction Management (CM) At-Risk services for the remodeling and renovations phase for converting Booker T. Washington Middle School into a senior high school for the following considerations:

- 1) lump sum fee of \$96,000, which represents approximately 1.42% of the construction cost; and
- 2) authorize the Superintendent to provide written notification of this action to James B. Pirtle Construction Company, Inc.

IMR:nf