

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

**SUBJECT: COMMISSIONING OF JAMES B. PIRTLE CONSTRUCTION CO., INC AS  
CONSTRUCTION MANAGEMENT (CM) AT-RISK FIRM FOR STATE  
SCHOOL "B-1" (ADA MERRITT ELEMENTARY COMMUNITY SCHOOL  
LOCATED AT 660 S.W. 3RD STREET)  
PROJECT # A-0630-CM AND A-0586-CM**

On March 17, 1999 the Board commissioned the firm of Walbridge Aldinger to provide construction management (CM) at-risk services for State School "B-1" (Ada Merritt Elementary Community School).

Negotiations for a Guaranteed Maximum Price (GMP) were proven not to be successful. In accordance with Article 8.3.2 of the agreement, staff has formally terminated negotiations with Walbridge Aldinger and has proceeded to negotiate with the second ranked firm, James B. Pirtle Construction Co., Inc.

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

The negotiated lump sum fee for pre-construction services is \$25,000 for an estimated construction cost of \$12,437,437. This fee represents approximately 0.20% 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, Co. are:

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission the firm of James B. Pirtle Construction Co., Inc. to provide Construction Management (CM) At-Risk services for State School "B-1" (Ada Merritt Elementary Community School) for the following considerations:

- 1) lump sum fee of \$25,000, which represents approximately 0.20% of the construction cost; and
- 2) authorize the Superintendent to provide written notification of this action to James B. Pirtle Construction, Co., Inc.

IMR:as