

Business Operations
Suzanne A. Marshall, Administrative Director

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP) FOR
PIRTLE CONSTRUCTION COMPANY
PORTABLE CLASSROOM REPLACEMENT
PROJECT NO. A0825CMW 7781**

At its January 16, 2002 meeting, the Board commissioned Pirtle Construction Company as the CM @ Risk for the portable classroom replacement project. The project was envisioned to utilize manufactured classrooms meeting current code requirements to replace existing portables deemed unsatisfactory or older than 20 years, in order to meet the requirements of Florida Statutes. The Design Criteria Professionals have developed concepts using 8-pack (7 classrooms plus group toilet), 10-pack (9 classrooms plus group toilet), 12-pack (11 classrooms plus group toilet), and 14-pack (13 classrooms plus group toilet) classroom designed with interior corridors and group toilets. The CM @ Risk opened bids from seven modular classroom manufacturers. The low bidder notified the CM @ Risk that they could not obtain bonding, as required for the project. The second low bidder's price was significantly over our cost estimate; as a result costs were so high that the CM @ Risk has proposed that a conventional construction option be considered.

At the Facilities Planning Meeting of April 11, 2002, the Committee requested that staff have all the bidders re-evaluate their cost, and present cost saving measures. The bidders have submitted value-engineering methods and lowered their cost. The new costs submitted were still higher than the cost of Pirtle Construction Company building the units on site.

- A. The current agreement with the firm of Spillis Candela DMJM included both Design Criteria Professional (DCP) services and Architectural/Engineering services. The firm was initially commissioned to provide DCP services and therefore, since it is recommended that the District site-build the units, the agreement will need to be amended to include additional services. Factory-built classroom buildings include the required building design and the architectural and engineering design services as a part of the manufactured product. The design of a site-built project requires separate architectural services. Staff has negotiated fees for the preparation of construction documents for four prototype buildings as follows: for the design of 4 prototypical classroom buildings to be constructed at least once, for a design fee of \$ 101,880. Additional re-uses will cost \$ 5, 000 for each prototype. The prototype designs will include a) an 8-classroom unit; b) a 10 classroom unit; c) a 12 classroom unit; d) a 14-classroom unit; Additional fees for site adaptation, bidding, construction administration and updates to the original prototype will be negotiated and presented to the Board for approval at the time of re-use.

**REPLACEMENT
E - 47**

Fund Source (COP)

Fund 0330 COPS

Program 1203 CAPITAL IMPROVEMENT PROJECTS

Location 9109

- B.** Subsequent to the January Board Meeting, School Operations made a request to expedite the delivery of 24 classrooms (14-pack and 12-pack) to Felix Varela Senior High School, because of significant student population increases in that Region. The Maintenance Department estimated that the cost to move such a large number of portables to this site was so great that it would be better to incorporate this site into the replacement project program. Part of this recommendation will provide for the purchase of the 24 classrooms to serve this school. If the Board agrees to site-build a total of 24 classrooms at Felix Varela Senior High School (the total gross square footage for these units is 24,596), the same amount of unsatisfactory portables would be removed from service at other facilities to meet the requirements of the Florida Statute. The negotiated lump sum fee (GMP) to site-build the 24 classroom units is \$2,484,000. This fee includes the cost to build the units and the required site cost using conventional construction and a contingency in the amount of \$117,000. The total cost to site-build the units using conventional construction is \$101 per square foot, which includes the cost of the site work and contingency. Based on the current design and bid proposals, by site building the modules as conventional construction the District can save as much as \$517,193 on the construction cost for the 24 units, based on the latest value engineering cost savings provided by the modular manufacturers. It is estimated that this project will cost \$3,229,200, including the construction and all inspections, etc.
- C.** The new addition will be located at the existing site of Felix Varela Senior High School, 15255 SW 96 Street. The existing school is located on a 35-acre site owned by the Board. In order for the site to accommodate a high school with a combined survey recommended capacity of 3,136 student stations a site exception must be approved. The site is currently 10.36 acres under the site size recommended by the Department of Education.
- D.** The existing facility contains 2,416 permanent satisfactory student stations. The proposed addition will provide an additional 720 student stations. The proposed project facilities list for the addition to Felix Varela Senior High School exceeds the design capacity of the Board approved prototype facilities list by 278 student stations. Upon completion of this addition, the permanent facility will house a total of 3,136 student stations.
- E.** The construction of the existing Felix Varela Senior High School was originally financed through the COPs program. Financing limitations will not allow site-built additions to be also funded from COPs; therefore, it is recommended that the

design and construction of this portion of the work be financed by the use of impact fees. It is estimated that this will cost \$3,229,200, including the construction and all inspections, etc.

Fund Source

Fund 0303 IMPACT FEES
Program 2610 – FELIX VARELA SENIOR HIGH SCHOOL
Location 0008

This item will provide classrooms for Felix Varela Senior High School and authorize the development of site-built permanent prototype classroom additions to replace portables.

RECOMMENDED: That The School Board of Miami-Dade County, Florida:

- a) approve an amendment to the agreement with the firm of Spillis Candela DMJM, for the design of 4 prototypical classroom buildings to be constructed at least once, for a design fee of \$101,880. Additional re-uses will cost \$ 5, 000 for each prototype. The prototype designs will include a) an 8-classroom unit; b) a 10- classroom unit; c) a 12-classroom unit; d) a 14-classroom unit;
- b) approve the GMP for Pirtle Construction Company, Project No. A0825CMW 7781, Portable Classrooms Replacement. Site-Build the Units with Conventional Construction of 24 classroom units in the total amount of \$ 2,448,000 which includes building cost, site cost and a contingency in the amount of \$117,000 and delete an equivalent number of relocatable classroom buildings from the inventory. This option complies with Florida Statutes;
- c) approve the exception to the existing site size for the educational facilities referenced herein; the site is currently 10.36 acres under the site size recommended by the Department of Education;
- d) approve the project specific facilities list referenced herein. The proposed project facilities list for the addition to Felix Varela Senior High School exceeds the design capacity of the Board approved prototype facilities list by 278; and
- e) transfer from Impact fees reserve (Southwest Benefit District) \$3,229,200 to Program 2610 at Felix Varela Senior High School.

SAM:ph

SCHOOL BOARD APPROVAL DATE _____

FACILITIES LIST FOR MIAMI-DADE DISTRICT

Addition to Felix Varela Senior High School

Grades 9-12

Project #: A-0825W7781CM

Utilization 80%

Student Stations: 720
 Design Capacity: 576

FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu. Sta. Unit	Stu. Sta. Total
<u>English</u>						
035	10	Classroom	750	7,500	30	300
<u>Mathematics</u>						
035	7	Classroom	750	5,250	30	210
<u>Social Studies</u>						
035	7	Classroom	750	5,250	30	210
<u>Other Areas</u>						
815/816	4	Student Restrooms	205	820		
<u>Custodial</u>						
331	2	Service Closets	30	60		
Sub-Total Net				18,880		720
Mechanical (Elect. & Telcomm.)				160		
TOTAL NET				19,040		
Circulation, walls, etc. @ 34% of total net				6,474		
TOTAL GROSS				25,514		

NOTE: The percentages shown for mechanical and circulation are those noted by SREF as "recommended" and are included here as examples only. The Board makes no representation that such percentages are correct or achievable for any specific design. The Architect of Record, Design Builder, Contractor, or any other party is specifically cautioned to utilize only the actual square footage as designed for a specific facility and not to utilize these examples for estimates, scheduling, design or any other purpose involving actual projects.

MEMORANDUM

March 7, 2002

TO: Mr. Francis Hoar, District Director
Maintenance Operations

FROM: Ignacio Palacio, Director
Department of Relocatable and Special Projects

SUBJECT: TENTATIVE RELOCATABLE LIST FOR FELIX VARELA SENIOR HIGH SCHOOL

Per your request, the following 23 relocatable classrooms can be removed from the District's inventory if the new modular concept is utilized at Felix Varela Senior High School.

<u>Fish Number</u>	<u># of Classrooms</u>	<u>Year Built</u>	<u>Releasing Site</u>
68-0020	2	1940	Miami Agri School North, Turner Tech
69-0108	1	1940	Miami Agri School North, Turner Tech
69-0107	1	1940	Miami Agri School North, Turner Tech
69-0109	1	1940	Miami Agri School North, Turner Tech
69-0104	1	1940	Miami Park Elementary
69-0105	1	1940	Miami Park Elementary
69-0106	1	1940	Miami Park Elementary
69-0128	1	1940	Miami Shores Elementary
69-0125	1	1940	Miami Shores Elementary
69-0124	1	1940	Miami Shores Elementary
69-0117	1	1940	Miami Shores Elementary
69-0062	1	1940	Royal Green Elementary
69-0076	1	1940	Miami Sunset Senior
69-0131	1	1940	Miami Sunset Senior
69-0013	1	1940	Riviera Middle
69-0154	1	1940	Riviera Middle
69-0012	1	1940	Riviera Middle
69-0046	1	1940	Bent Tree Elementary
69-0074	1	1940	Bent Tree Elementary
69-0044	1	1940	Bent Tree Elementary
65-0039	1	1970	West Homestead Middle
65-0040	1	1970	West Homestead Middle

I recommend that all relocatable moves scheduled for the 2002-03 year be reviewed prior to inclusion of additional units in the Varela project.

If further information is needed, please call me at 305-995-7965 .

Ignacio A. Palacio IAP

IAP:iap:2089

- cc: Dr. George Koonce
- Ms. Suzanne Marshall
- Mr. Freddie Woodson
- Mr. Michael McNeal
- Ms. Carol Cortes
- Mr. Nelson Diaz
- Dr. James Moye
- Dr. Lawrence Feldman
- Mr. Kenneth Rogers
- Dr. Michael Wagner
- Mr. Carlos Hevia
- Mr. Peter De La Horra

