

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

- SUBJECT:**
1. **APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP) JAMES B. PIRTLE CONSTRUCTION COMPANY, INC. d/ba PIRTLE CONSTRUCTION COMPANY, PROJECT NO. 00362800, A SHARED FACILITY WITH THE CITY OF MIAMI COLLEGE OF POLICING AND THE M-DCPS SENIOR HIGH SCHOOL FOR LAW STUDIES, HOMELAND SECURITY AND FORENSIC SCIENCES, LOCATED AT NW 2 AVENUE AND NW 3 STREET, MIAMI, FLORIDA;**
 2. **AUTHORIZATION FOR THE SUPERINTENDENT TO FINALIZE NEGOTIATIONS AND EXECUTE AN AGREEMENT FOR THE ASSIGNMENT TO THE CITY OF THE CONSTRUCTION MANAGER'S RIGHTS, DUTIES, RESPONSIBILITIES AND OBLIGATIONS REGARDING THE CONSTRUCTION OF THE PROJECT AND AN AGREEMENT SETTING FORTH THE TERMS AND CONDITIONS FOR THE ESCROW OF FUNDS TO CONSTRUCT THE PROJECT; AND**
 3. **AUTHORIZATION FOR THE GMP AWARD TO BECOME EFFECTIVE UPON MUTUAL EXECUTION OF SUCH AGREEMENTS**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

At its meeting of September 5, 2007 (Item F-40), the Board commissioned James B. Pirtle Construction Company, Inc., d/b/a Pirtle Construction Company as CM-at-Risk firm for "a shared facility with the City of Miami College of Policing and the M-DCPS senior high school for Law Studies, Homeland Security and Forensic Sciences (facility), Project No. 00362800". This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction. Construction of the facility was the subject of an Interlocal Agreement recently approved and executed by the School Board and the City of Miami and is also one of the collaboration items included in the Education Compact between the two entities.

The GMP for the shared facility, by the Construction Manager, Pirtle Construction Company, is \$35,400,000 (including owner's contingency in the amount of \$ 1,265,058). The Project Architect's estimate is \$35,459,811 and the independent cost estimate is \$37,820,158. This GMP covers all required work and includes labor, subcontracts, materials, equipment, contingency, general conditions, bond, overhead, profit and Builder's Risk insurance.

REPLACEMENT

This GMP award will not become effective until the School Board and the City of Miami have successfully completed negotiations and executed an agreement for the assignment to the City of the Construction Manager's rights, duties, responsibilities and obligations regarding the construction of the project and an agreement setting forth the exact terms and conditions for the escrow of the funds for the construction of the project.

Funding is to be provided in accordance with the Interlocal Agreement with the City of Miami as approved by the Board on September 5, 2007 (Item F-3). The District's share of the project cost shall not exceed 41% of the total project cost for design, construction, and all soft costs (excluding M-DCPS FF&E and IT equipment) or \$14.3 million, whichever is less. Therefore, the District is responsible for \$11.89 million of the construction (including contingency) and the City is responsible for the balance of \$22.61 million. Furthermore, the School Board shall assign its Construction Manager's rights and responsibilities to the City, which shall manage the project.

District's Fund Source for \$11.89 million

Fund	0371
Program	1077
Location	7033

Description

The scope of work includes, but is not limited to, the following:

A new four-story facility consisting of approximately 112,300 square feet, designed to house a 528 student station high school and the City of Miami's College of Policing. The high school includes classrooms, labs, administration area, kitchen and dining room, and pedestrian bridge to the existing City of Miami Police Department headquarters. The high school and Police College will each have independent entrances and operations, except that the media center, auditorium and basketball court may be shared as needed.

The project also includes on-site and off-site improvements, including bus drop-off, covered walkway, landscaping, fencing, elevated plaza and related support spaces.

Subject to final agreements, this project is scheduled for substantial completion on June 17, 2009, which is 546 calendar days from Board approval date

M-DCPS staff, City staff and the City's Project Architect, Spillis Candela DMJM, recommend approval of the GMP.

The Principal/Owner(s) are James B. Pirtle and Michael S. Geary. This firm is located at 4740 Davie Road, Davie, Florida 33314.

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

1. approve the GMP for James B. Pirtle Construction Company, Inc., d/b/a Pirtle Construction Company, for a shared facility with the City of Miami College of Policing and the M-DCPS senior high school for Law Studies, Homeland Security and Forensic Sciences, Project No. 00362800, in the total amount of \$35,400,000 which includes a contingency in the amount of \$1,265,058;
2. authorize the Superintendent to finalize negotiations and execute an agreement for the assignment to the City of the Construction Manager's rights, duties, responsibilities and obligations regarding the construction of the project and an agreement setting forth the exact terms and conditions for the escrow of the funds for construction of the project; and
3. authorize the GMP award to become effective upon mutual execution of such agreements.

JA/nc