

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

**SUBJECT: COMMISSIONING OF PIRTLE CONSTRUCTION COMPANY AS THE CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR STATE SCHOOL "LLL-1" - INTERNATIONAL STUDIES PREPARATORY ACADEMY (RELIEF FOR CORAL GABLES SENIOR HIGH SCHOOL), PROJECT NO. 00254300**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

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

Introduction

In June 2010, a solicitation was published to competitively select a Construction Management at-Risk (CMR) firm to provide pre-construction services for State School "LLL-1" - International Studies Preparatory Academy located at 1570 Madruga Avenue, Coral Gables, Florida. Fifteen firms applied and of those seven were shortlisted. On September 15, 2010, the seven firms were interviewed and subsequently ranked by the Selection Committee as follows:

1. Pirtle Construction Company
2. Coastal Construction Company
3. Vetia Padron, Incorporated
4. Hewett-Kier Construction, Inc.
5. Pavarini Construction Company, Inc.
6. The Weitz Company
7. Betancourt Castellon Associates

The Selection Committee was comprised of the following individuals:

Committee Member

Representing

|   |   |
|---|---|
| Richard Jones, Associate VP, U of M     | Office of the Superintendent                  |
| Dr. Sherry Krubitch, Admin. Director    | School Operations - Region III                |
| Janet Kelly, Executive Director         | School Facilities - Construction - Region V   |
| Juan Salinas, Sr. Project Manager       | School Facilities - Construction - Region III |
| Mike Krtausch, Director                 | School Facilities - Maintenance               |
| Harry Munoz, Building Official          | Educational Facilities Code Compliance        |
| Darryln Choate, Procurement Coordinator | Div. of Business Development and Assistance   |
| Ed Ford, Analyst III (non-voting)       | A/E Selection & Negotiations                  |

Negotiations with Pirtle Construction Company have been successfully concluded and the firm has agreed to provide CMR pre-construction services as follows:

### PROJECT SCOPE

The District acquired a property located at 1570 Madruga Avenue, Coral Gables, FL, with a five-story building (approx. 47,000 sq. ft.) for State School "LLL-1". The building is to be remodeled and renovated for conversion from an office building to a senior high school for approximately 600 student stations (grades 9-12). The scope of work for the project includes, but is not limited to, the following:

- a. Renovations and remodeling:
  - Selective demolition of building interior for new classrooms, administration, media center, food service, dining and other ancillary spaces (major demolition for the project currently underway with Hewett-Kier Construction Company, CM at Risk - Miscellaneous);
  - Retrofit building structural framing and MEP systems to comply with current codes (as required); and
  - All required phasing of construction documents in order to comply with budgetary constraints and the project schedule
- b. Site Improvements:

All related on-site and off-site improvements, drop-offs, parking, hard court, landscaping and irrigation.

The timeline for this project will be very aggressive in order to achieve occupancy for the 2011-12 school year.

Construction Budget            \$7,500,000

### Terms and Conditions

The agreement negotiated by staff contains the following terms and conditions:

1. Pirtle Construction Company agrees to provide the requisite pre-construction services for this project, including, but not limited to, the following:
  - Review all design and construction documents prepared by the Project Architect/Engineer, as well as all existing on-site conditions, to ensure constructability of the project.
  - Provide the District with value engineering analysis, cost saving recommendations and a 100% complete Phase III cost estimate of the design documents.
  - Coordinate with District staff and Project Architect/Engineer to ensure that all necessary testing, permitting applications and regulatory agency reviews are accomplished.
  - Identify all the various bid packages needed to successfully execute the project, and conduct pre-bid conferences with qualified sub-contractors, material suppliers and equipment vendors.

2. The negotiated lump sum fee for pre-construction services is \$37,000.
3. This fee represents approximately 0.50% of the estimated construction cost of \$7.50 million;

| PRE-CONSTRUCTION SERVICES  | FEE             |
|--|-----------------|
| 1. Design Review, Constructability, Value Engineering  | \$12,500        |
| 2. Review of Existing Conditions<br>(fees includes cost for all Ground Penetration Radar Services) | \$10,000        |
| 3. Cost Estimating / Cost Controls   | \$4,500         |
| 4. Scheduling  | N/A             |
| 5. Bidding   | \$10,000        |
| <b>TOTAL PRE-CONSTRUCTION SERVICES LUMP SUM FEE:</b>   | <b>\$37,000</b> |

4. To the extent possible, printing of the project manuals will be accomplished using in-house resources. Cost of other printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated in the CM Agreement;
5. The agreement provides for termination by the Board, with or without cause, upon written notice to the CMR firm; whereas the CMR firm may terminate the agreement, with cause only, upon seven (7) days written notice to the Board per conditions stipulated in the CM Agreement;
6. Upon completion of the pre-construction services, the CMR firm shall negotiate a Guaranteed Maximum Price (GMP) for the construction project. If accepted, staff will submit the negotiated GMP for Board approval; and
7. Pirtle Construction Company has agreed to the terms and conditions of the agreement and will commence services upon commissioning by the Board.

#### Project Funding

Fund: 385000; Obj.: 563000; Loc.: 1701300; Prog.: 28500000; Funct.: 740000; Proj.: 00254300

#### Prior Commissionings, Guaranteed Maximum Price (GMP) Approvals & Performance Evaluation

1. The Board has approved GMP's to Pirtle Construction Company for the following projects within the last three years:
  - Modular Addition/K-8 Conversion at Leewood Elementary School, Project No. 0408100  
Board GMP approval: November 20, 2007  
GMP amount: \$6,733,943 (including contingency)

- New Cafeteria/PE Shelter at Leewood Elementary School Project No. 00467300  
Board GMP approval: November 20, 2007  
GMP amount: \$3,985,334 (including contingency)
- Modular Addition/K-8 Conversion at Vineland Elementary, Project No. 00408900  
Board GMP approval: November 20, 2007  
GMP amount: \$8,528,974 (including contingency)
- City of Miami College of Policing & M-DCPS Senior High School for Law Studies, Homeland Security and Forensic Sciences, Project No. 00362800  
Board GMP approval: December 19, 2007  
GMP amount: \$35,400,000 (including contingency)

Note: M-DCPS negotiated with the City of Miami and agreed to assign the CM's rights, duties, responsibilities and obligations to the City of Miami for management of construction of this project. Under this agreement M-DCPS was only responsible for NTE \$11.89 million (including contingency) of the GMP amount.

- K-8 Prototype Reuse State School "TT-1" (relief for Campbell Drive Elementary), Project No. A01106  
Board GMP approval: January 16, 2008  
GMP amount: \$31,695,360 (including contingency)

2. The most recent overall performance evaluation score issued by staff to Pirtle Construction Company was for the quarter ending December 31, 2009. Based on a performance scale of 1-5 (with 5 being the highest), the firm received a score of 4.25.

Principals

The Principal/Owner designated to be directly responsible to the Board for Pirtle Construction Company, is Mike Geary. This firm is located at 5700 Griffin Road, Suite 200, Davie, Florida 33314.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission the firm of Pirtle Construction Company as Construction Management at-Risk firm for State School "LLL-1" - International Studies Preparatory Academy, Project No. 00254300, for the following considerations:

- 1) a total fee of \$37,000 for pre-construction services; and
- 2) the Project Scope and the Terms and Conditions, items 1 through 7, as set forth in the body of this agenda item.

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