

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

**SUBJECT: COMMISSIONING OF JAMES B. PIRTLE CONSTRUCTION COMPANY, INC., AS THE CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR NORMAN S. EDELCUP / SUNNY ISLES BEACH K-8 CLASSROOM ADDITION LOCATED AT 201 182ND DRIVE, SUNNY ISLES BEACH, FLORIDA 33160, PROJECT NO. 01138400**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

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

Introduction

On March 12, 2012, a solicitation was published to competitively select a Construction Management at-Risk (CMR) firm to provide pre-construction services for Norman S. Edelcup / Sunny Isles Beach K-8 Classroom Addition located at 201 182<sup>nd</sup> Drive, Sunny Isles Beach, Florida 33160. Nine (9) firms applied and all nine (9) firms were shortlisted. On May 15<sup>th</sup>, 2012, eight (8) firms were interviewed (T & G Constructors, Inc., withdrew from the interview process) and subsequently ranked by the Selection Committee as follows:

1. James B. Pirtle Construction Company, Inc. (Pirtle)
2. Kaufman Lynn Construction, Inc.
3. Stobs Bros. Construction Company, Inc.
4. Munilla Construction Management, LLC (d/b/a MCM)
5. Veitia Padron, Inc.
6. D. Stephenson Construction, Inc.
7. Betancourt Castellon Associates - final ranking tie
7. Thornton Construction Company, Inc. - final ranking tie

The Selection Committee was comprised of the following individuals:

Committee Members

Sharon Ragoonan, Asst. City Manager,  
City of Sunny Isles Beach, Florida  
John Pace, Principal, Myrtle Grove ES  
Ailsa Simon, Senior Project Manager  
Marilyn Capon, Senior Project Manager  
Ed Beraldi, Senior Project Manager  
Brad Powell, Supervisor I  
Riley Davis, Coordinator II  
Ed Ford, Analyst III (non-voting)

Representing

Office of the Superintendent  
Office of District and School Operations  
School Facilities - Construction - North Region  
School Facilities - Construction - North Region  
School Facilities - Maintenance  
Educational Facilities Code Compliance  
Office of Economic Opportunity (M/WBE)  
A/E Selection & Negotiations

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

### Project Scope

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

- a. Demolition
  - Includes, but is not limited to, selective demolition at the parking garage, stairwells and site.
  
- b. New Construction
  - New classroom addition of approx. 11,700 ft., consisting of 12 intermediate classrooms (264 student stations) with restrooms. The addition is anticipated to be constructed above the existing parking garage of Building 01. Also included are extensions to existing stairwells, elevator, related support spaces, covered walkways, and all required on-site and off-site improvements.
  - The project must be designed, phased and constructed to maximize safety and minimize disruption to the existing occupied facility.
  - The addition shall be designed and constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system.

### Project Schedule

The timeline for this project will be very aggressive in order to achieve occupancy for the 2013-14 school year. The schedule duration from GMP Award to Substantial Completion is 210 days.

Construction Budget            \$2,780,000

### Terms and Conditions

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

1. Pirtle 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. Review of existing conditions includes cost for all Ground Penetration Radar services.
  - Provide the District with value engineering analysis, cost saving recommendations and estimates throughout the various phases of design.
  - Prepare a master construction schedule to identify potential time saving measures and to facilitate the timely completion of the project.
  - Coordinate with District staff and project Architect/Engineer to ensure that all the 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 \$25,300, which represents approximately 0.91% of the construction budget. In consideration for entering into this Agreement, the CMR agrees that any and all costs and fees incurred by the CMR associated with the CMR's performance of all pre-construction services set forth in this Agreement shall be borne solely by the CMR.

<b>PRE-CONSTRUCTION SERVICES</b>	<b>FEE</b>
Phase I - Schematic Design	\$3,795
Phase II/III - 50% Construction Documents	\$7,590
Phase II/III - 100% Construction Documents	\$7,590
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$6,325
<b>TOTAL PRE-CONSTRUCTION SERVICES LUMP SUM FEE:</b>	<b>\$25,300</b>

3. To the extent possible, printing of the project manuals will be accomplished using in-house resources. Cost of other authorized printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated in the CMR Agreement;
4. 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 CMR Agreement;
5. 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
6. Pirtle has agreed to all terms and conditions of the Agreement, and also agrees they are fully responsible for all required preconstruction services and will commence services upon commissioning by the Board.

Project Funding

Fund: 391000; Object: 563000; Location: 1009200; Program: 28300000; Function: 740000

Principal

The Principal/Owner designated to be directly responsible to the Board for Pirtle is Mike Geary. This firm is located at 175 SW 7<sup>th</sup> Street, Suite1900, Miami, FL 33130.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission James B. Pirtle Construction Company, Inc., as the Construction Management at-Risk firm for Norman S. Edelcup / Sunny Isles Beach K-8 Classroom Addition located at 201 182nd Drive, Sunny Isles Beach, Florida 33160, Project No. 01138400, for the following considerations:

- 1) a total fee of \$25,300 for pre-construction services; and
- 2) the Project Scope and the Terms and Conditions, items 1 through 6, as set forth in the body of this agenda item.

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