

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 NEW GRADE 6-12 FACILITY & MAST ACADEMY RENOVATIONS, LOCATED AT 3979 RICKENBACKER CAUSEWAY, MIAMI, FLORIDA 33149; PROJECT NOS. 01216100 (NEW CONSTRUCTION), 01292500 (RENOVATIONS) & 01292000 (PLAYFIELD SUPPORT)

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Introduction

On June 26, 2013, a solicitation was published to competitively select a Construction Management at-Risk (CMR) firm to provide pre-construction services for New Grade 6-12 Facility & MAST Academy Renovations, located at 3979 Rickenbacker Causeway, Miami, Florida 33149. Ten (10) firms applied and all firms were evaluated. Eight (8) firms were shortlisted and interviewed on August 6, 2013, and subsequently ranked by the Selection Committee as follows:

1. James B. Pirtle Construction Company, Inc. (Pirtle)
2. Coastal Construction Company, Inc.
3. OHL Building, Inc.
4. The Weitz Company, LLC
5. Veitia Padron, Inc.
6. Kaufman Lynn Construction, Inc.
7. Munilla Construction Management, LLC (d/b/a MCM)
8. Klewin Construction, Inc.

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

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Project Description and Scope

- Existing Campus:

The existing MAST Academy senior high school campus consists of one main two-story building with several smaller support buildings located on an 11-acre site on Virginia Key in unincorporated Miami-Dade. The original structure, built in the 1980's, was converted to a senior high school in 1990.

- Project Scope:

The scope of work for the project includes, but is not limited to, the following (which may include multiple phases for each sector):

- Sector 1 (Project No. 01216100) - a new multi-story grade 6-12 facility for at least 1,100 students (+/- 470 student stations for grades 6-8 and 630 for grades 9-12) with general purpose classrooms, flexible and technology-based instructional spaces, administrative offices and support spaces, drop-offs, all required MEP upgrades and connections, and all required on-site and off-site improvements. The facility shall operate as a "School-within-a-School" over parking.
- Sector 2 (Project No. 01292500) - remodeling/renovations of the MAST Academy.
- Sector 3 (Project No. 01292000) - a new concession & toilet room building, covered PE area, parking and extension of the soccer field.

Project Sectors must be carefully planned, phased as required, designed, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus.

The new construction 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 2015 school year. The following are CMR milestone dates:

- All design phases December 2013
- Award GMP to CMR March 2014
- Substantial Completion (Sector 1) June 2015
- Occupancy (Sector 1) August 2015
- Occupancy (Sector 2) To be determined during programming
- Occupancy (Sector 3) To be determined during programming

Construction Budget \$18,000,000 (The Village of Key Biscayne is contributing half of the cost of the Scope of Work for Sector I and Sector III for this project).

Terms and Conditions

The Agreement negotiated by staff contains the following general 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 \$90,000, which represents approximately 0.50% 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.

PRE-CONSTRUCTION SERVICES	FEE
Phase I - Schematic Design	\$9,000
Phase II/III - 50% Construction Documents	\$27,000
Phase II/III - 100% Construction Documents	\$31,500
Phase IV - Bidding/GMP Submittal/GMP Negotiations/Award of GMP Amendment	\$22,500
TOTAL PRE-CONSTRUCTION SERVICES LUMP SUM FEE:	\$90,000

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;
6. Small/Micro Business Utilization:
Pirtle has agreed to a Small Business Enterprise Construction Utilization Goal of 15%;
7. Minority/Women Business (M/WBE) Utilization:
Pirtle has agreed to a M/WBE utilization goal of 24%; this includes 18% African American-owned firms and 6% for Woman-owned firms, which may be adjusted subject to the results of the District's Disparity Study and related M/WBE policy;
8. Local Workforce Utilization:
Pirtle has agreed to a Local Workforce Utilization Goal of 10%;
7. 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.

The Selection Committee was comprised of the following individuals:

<u>Committee Members</u>	<u>Representing</u>
Eugenio Santiago, Chief Building Official Village of Key Biscayne, Florida	Office of the Superintendent
Dr. Janice Cruse-Sanchez, Region Administrative Director	School Operations
Armando Ubals, Executive Director	School Facilities - Construction
Marilyn Capon, Senior Project Manager	School Facilities - Construction
Michael Krtausch, Executive Director	School Facilities – Maintenance
Mahmoud Zolfagari, Supervisor	Educational Facility Code Compliance
Brian Williams, Development Officer	Office of Economic Opportunity
Ed Ford, A/E Analyst (non-voting Facilitator)	A/E Selection & Negotiations

A representative of the Office of the Inspector General attended the interviews and scoring tabulation. Additionally, a representative of the Office of Management and Compliance Audits assisted with the interview scoring tabulations.

Project Funding

Sector I & III - New Grade 6-12 Facility & Playfield Support:

Fund: 351000; Object: 563000; Location: 1716100; Program: 26150000; Function: 740000 GOB

Fund: 391000; Object: 563000; Location: 1716100; Program: 26150000; Function: 740000

Sector II - MAST Academy Renovations:

Fund: 351000; Object: 568000; Location: 1716100; Program: 26150000; Function: 740000 GOB

Fund: 391000; Object: 568000; Location: 1716100; Program: 26150000; 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 7th 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 New Grade 6-12 Facility & MAST Academy Renovations, located at 3979 Rickenbacker Causeway, Miami, Florida 33149; Project Nos. 01216100 (New Construction), 01292500 (Renovations) & 01292000 (Playfield Support) for the following considerations:

- 1) a total fee of \$90,000 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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