

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

SUBJECT: AWARD GUARANTEED MAXIMUM PRICE (GMP) TO JAMES B. PIRTLE CONSTRUCTION COMPANY, INC., D.B.A. PIRTLE CONSTRUCTION, FOR THE GENERAL OBLIGATION BOND FUNDED RENOVATIONS AND REPAIRS PROJECT AT HIALEAH SENIOR HIGH SCHOOL LOCATED AT 251 EAST 47 STREET, HIALEAH, FLORIDA 33013; PROJECT NO. 01337800.

COMMITTEE: FACILITIES AND CONSTRUCTION

**LINK TO STRATEGIC
BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

Background:

At its meeting of January 14, 2015 (Item F-27), the Board commissioned James B. Pirtle Construction Company, Inc., d.b.a. Pirtle Construction, as the Construction Management At-Risk (CMR) firm for the renovations and repairs of Hialeah Senior High School. This project is for the construction, renovation and repairs of portions of the existing facility and various site improvements. This contract provides a Guaranteed Maximum Price (GMP) for construction to the Board.

On November 19, 2015, eighty-nine (89) sealed subcontractor bids were received and opened in Pirtle Construction's office. The Project Architect and staff from the Offices of School Facilities Construction witnessed the bid opening and tabulation process. Negotiations with Pirtle Construction concluded successfully and the GMP agreed to for this project is \$9,469,011, which includes an Owner's contingency of \$476,069. This contract covers all required work and includes subcontracts, materials, contingency, general conditions, bonds, overhead and profit.

The contract provides for compliance with Small and Micro Businesses Utilization Goals. The M-DCPS Office of Economic Opportunity staff reviewed the S/MBE and M/WBE certification status of all subcontractors and verified the existence of a Letter of Intent for each, outlining roles and responsibilities.

Small/Micro Business S/MBE Utilization:

The S/MBE participation goals established for this project were 20% for Construction

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Management and 30% for Construction (as determined by the M-DCPS Goal Setting Committee). The following table details S/MBE firms that Pirtle Construction will use on the project:

S/MBE UTILIZATION					
SUB-CONSULTANT FIRMS (Construction Services)	ROLE/RESPONSIBILITY	MWBE CERTIFICATION CATEGORY	SBE/ MBE CERTIFICATION CATEGORY	CONTRACTED (%) Construction	CONTRACTED (%) Const. Mgmt.
Ronald M. Gibbons, Inc.	Fencing	AA	MBE	0.67%	
Amion Enterprises International Corp.	Acoustical Tile Ceiling	AA	SBE 1	0.51%	
Eastern Plastering Corp	Framing, Drywall & Plastering	HA	SBE 1	6.39%	
Jasper Enterprises, Inc.	Painting	AA	SBE 1	7.07%	
Manny & Lou Plumbing Contractors, Inc.	Plumbing	HA	SBE 1	4.22%	
Ronlo Enterprises, Inc.	Earthwork	NM	SBE 1	4.35%	
Superior Electrical Contractors, Inc.	Electrical	HA	SBE 1	24.14%	
MCO Construction Services, Inc.	Construction Management Services	AA	MBE		20%
TOTAL PARTICIPATION				47.35%	20%

LEGEND:

- AA African American
- HA Hispanic
- NM Non-Minority
- MBE Micro Business Enterprise
- SBE 1 Small Business Enterprise Tier 1

Local Workforce Utilization:

Pirtle Construction will provide Local Workforce Utilization of 20% for Construction within a county-wide area (as determined by the M-DCPS Goal Setting Committee).

The Office of Economic Opportunity shall monitor the above-stated goals for compliance.

Description and Scope

Existing Campus:

Hialeah Senior High School is a facility located at 251 East 47 Street, Miami, FL 33013. The facility is bordered on the south by S.W. 20 Street, on the east by S.W. 19 Avenue, on the west by S.W. 21 Avenue, and the north by S.W. 19 Street. The existing original school was built in 1953.

The existing School site consists of eight (8) buildings arranged on an approximately 16 acre site. The facility has a permanent capacity of 3,530 student stations.

Project Scope:

The scope of work for this project includes, but is not limited to: selective HVAC replacement and repairs, resurfacing and restriping of parking lots, drives and basketball courts, courtyard drainage corrections, new ESE bus drop off, removal of portables, safety-to-life corrections, roofing repair/replacement, exterior stucco wall repairs, exterior door/window repairs/replacement, interior door replacement, exterior painting, fire alarm replacement, P/A system replacement, energy management system upgrade, security alarm/surveillance system upgrades, renovation of the gym and locker rooms, selective renovation of toilet rooms and related plumbing repairs, flooring replacement, ceiling tile replacement, a new flammable storage building, and other miscellaneous improvements throughout the facility.

Project Schedule:

The timeline for this project is as follows:

- Award GMP January 13, 2015
- Substantial Completion September 14, 2017
- Final Completion/Acceptance December 14, 2017

Project Funding-General Obligation Bond:

Fund: 351000: Object: 568000: Location: 1711100: Program: 26270000: Function: 740000

Principal:

The Principal/Owner designated to be directly responsible to the Board for James B. Pirtle Construction Company, Inc., d.b.a. Pirtle Construction, is Mr. Mike Geary. The firm is located at 175 S.W. 7 Street, Suite 1900, Miami, Florida 33130.

RECOMMENDED: That The School Board of Miami-Dade County, Florida approve the Guaranteed Maximum Price contract for James B. Pirtle Construction Company, Inc., d.b.a. Pirtle Construction, for the General Obligation Bond funded renovations and repairs project at Hialeah Senior High School located at 251 East 47 Street, Hialeah, Florida 33013, Project No. 01337800 in the amount of \$9,469,011, which includes owner's contingency in the amount of \$476,069.

RFP:ed