



Broward County

Legislation Text

File #: 20-1590, Version: 1

Broward County Commission Regular Meeting

Director's Name: George Tablack

Department: Finance and Administrative Services **Division:** Purchasing

Information

Requested Action

MOTION TO APPROVE Agreement between Broward County and James B. Pirtle Construction Company, Inc. d/b/a Pirtle Construction Company, for Request for Proposals (RFP) No. PNC2119500P1, Managing General Contractor, for Broward County Property Appraiser and Value Adjustment Board (VAB) Building Renovation, for the Construction Management Division, in the total estimated Guaranteed Maximum Price of \$16,503,319, and authorize the Mayor and Clerk to execute same. **(Commission District 9)**

Why Action is Necessary

In accordance with the Broward County Procurement Code, Section 21.31.a.4, Award Authority, Board approval is required for awards exceeding \$500,000.

What Action Accomplishes

Provides for preconstruction services and managing general contractor services for Property Appraiser and Value Assessment Board Building Renovation.

Is this Action Goal Related

No

Previous Action Taken

None.

Summary Explanation/Background

THE PURCHASING DIVISION AND THE PUBLIC WORKS DEPARTMENT/CONSTRUCTION MANAGEMENT DIVISION RECOMMEND APPROVAL OF THE ABOVE MOTION.

The Office of Economic and Small Business Development established a County Business Enterprise (CBE) participation goal of 25% for this project. James B. Pirtle Construction Company, Inc. d/b/a Pirtle Construction Company (Pirtle) has committed to meet the CBE participation goal (Exhibit 2).

The purpose of this Agreement is to have Pirtle perform Managing General Contractor (MGC) services that include preconstruction and construction services for the Broward County Property Appraiser and VAB Building Renovation project (Project).

On January 7, 2020 (Item No. 37), the Board approved the Request for Proposals (RFP) No.

PNC2119500P1, Managing General Contractor for Property Appraiser and VAB Building Renovation.

The Project consists of a complete site and building renovation, for the existing County-owned, three-story, 74,800 square foot building located at 1801 NW 49th Street, Fort Lauderdale, Florida 33309. The renovation will include re-roofing, window repairs/replacement, structural improvements to meet current High Velocity Hurricane Zones (HVHZ), Florida Building Code requirements Risk Category II (170 MPH), American Disability Act (ADA) compliance, and other site, building and building system improvements identified during the consultant's programming phase. Additionally, Leadership in Energy and Environmental Design (LEED), Silver Certification (minimum rating) per the U.S. Green Building Council (USGBC) will be obtained.

The MGC's services include preconstruction services, peer and constructability reviews, cost estimating, scheduling, competitive bidding and development of a Guaranteed Maximum Price (GMP).

On May 7, 2020, an Initial Evaluation Meeting was held. The Evaluation Committee determined that four firms were both responsive and responsible to the RFP requirements.

On May 27, 2020, a Final Evaluation Meeting was held. After presentations, evaluation, scoring and ranking, the Evaluation Committee named Pirtle as the first-ranked firm.

On June 5, 2020, the County Administrator approved the Evaluation Committee's final ranking of qualified firms and authorized staff to proceed with negotiations.

Four Sunshined meetings were held to negotiate this Agreement on June 29, July 8, July 21, and August 7, 2020. These negotiation meetings were attended by representatives of Pirtle, the Construction Management Division, and the Purchasing Division.

The final negotiated estimated Guaranteed Maximum Price of \$16,503,319 is comprised of the following estimated GMP price elements:

- A. Preconstruction Services of \$136,795
- B. Direct Construction Cost of \$12,900,000
- C. General Conditions Cost of \$1,893,773
- D. Fixed Fee (4%) of \$591,751 and,
- E. Owner's Allowance Account of \$981,000.

The Agreement includes a preconstruction services period of 365 calendar days. A reconciled Guaranteed Maximum Price will be negotiated and established after all the bids are received (Exhibit 1).

Additional supporting documentation provided to the Evaluation Committee regarding this procurement can be found on Broward County's Purchasing Division website at <http://www.broward.org/Purchasing/Pages/Repository.aspx>.

The Agreement has been reviewed and approved as to form by the County Attorney's Office.

Source of Additional Information

Brenda J. Billingsley, Director, Purchasing Division, (954) 357-6070

Ariadna Musarra, Director/County Architect, Construction Management Division, (954) 357-6419

Fiscal Impact

Fiscal Impact/Cost Summary

The source of funding for this project is the General Capital Outlay Fund in the estimated project amount of \$16,503,319.

Requisition No.: CMD0000481