

**RESOLUTION No. 17-199**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING AN AMENDMENT, IN SUBSTANTIALLY THE FORM PROVIDED, TO THE AGREEMENT FOR CONSTRUCTION MANAGEMENT AT-RISK SERVICES FOR DORAL GLADES PARK WITH PIRTLE CONSTRUCTION, FOR THE CONSTRUCTION PHASE OF DORAL GLADES PARK WITH A GUARANTEED MAXIMUM PRICE OF NOT TO EXCEED \$10,499,525.00; AUTHORIZING THE CITY MANAGER TO FINALIZE AND EXECUTE THE AMENDMENT, SUBJECT TO APPROVAL AS TO FORM AND LEGAL SUFFICIENCY BY THE CITY ATTORNEY, AND TO EXPEND BUDGETED FUNDS IN FURTHERANCE HEREOF; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, via Resolution #16-134, the City Council for the City of Doral (the “City”) awarded Request for Proposal 2016-09 (the “RFP”) and approved an agreement for construction management at-risk services for Doral Glades Park (“Glades Park”) with a guaranteed maximum price (the “GMP Agreement”) to Pirtle Construction, for, initially, the provision of preconstruction services, including, but not limit to, value engineering, constructability reviews, and obtaining bids for construction services to deliver a Guaranteed Maximum Price (“GMP”); and

**WHEREAS**, Glades Park will consist of a 9,000 sq. ft. nature center, tennis courts, basketball court, multi-use field, picnic shelters, walking/exercise trail, viewing platform, kayak launch, educational boardwalk, fishing pier, wetland boardwalk, and playground;

**WHEREAS**, during the preconstruction phase, the City worked closely with Pirtle Construction and CPZ Architects to finalize the construction plans and GMP for this project. Pirtle Construction has provided a final GMP not to exceed \$10,499,525.00 for the construction of Glades Park; and

**WHEREAS**, the overhead/profit margin provided by Pirtle Construction is consistent with what it provided in the RFP proposal, which was awarded by Council; and

**WHEREAS**, Staff has recommended that the City Council to authorize the City Manager to amend the GMP Agreement with Pirtle Construction by adding “GMP Amendment No.1” for the construction of Glades Park in an amount not to exceed \$10,499,525.00 into the existing agreement with Pirtle Construction, which includes funding for contingency. Funding for this project will come from the Parks & Recreation Accounts 001.90005.500620 and 102.90005.500620.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals.** The above recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

**Section 2. Approval of Services.** GMP Amendment No. 1 to the GMP Agreement, in substantially the form provided in Exhibit “A”, based on the Guaranteed Maximum Price Proposal by Pirtle Construction, attached hereto as Exhibit “B”, both of which are incorporated herein and made a part hereof by this reference, that provides for the addition for the GMP for the construction phase of Glades Park, in an amount not to exceed \$10,499,525.00, is hereby approved with such nonmaterial changes deemed necessary to protect and advance the interests of the City.

**Section 3. Authorization to Procure Services.** The City Manager is hereby authorized to finalize and execute the GMP Amendment No. 1, subject to approval as to form and legal sufficiency by the City Attorney, and to expend budgeted funds in

furtherance thereof. This Authorization does not create or confer any rights to Pirtle Construction.

**Section 4. Implementation.** The City Manager and the City Attorney are hereby authorized to take such action as may be necessary to implement the provisions of this Resolution.

**Section 5. Effective Date.** This resolution shall take effect immediately upon adoption.

The foregoing Resolution was offered by Vice Mayor Rodriguez who moved its adoption. The motion was seconded by Councilmember Mariaca and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Ana Maria Rodriguez	Yes
Councilman Pete Cabrera	Yes
Councilwoman Christi Fraga	Yes
Councilwoman Claudia Mariaca	Yes

PASSED AND ADOPTED this 8 day of November, 2017.

  
\_\_\_\_\_  
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

  
\_\_\_\_\_  
CONNIE DIAZ, CMC  
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFIENCY  
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

  
\_\_\_\_\_  
WEISS, SEROTA, HELFMAN, COLE & BIERMAN, P.L.  
CITY ATTORNEY

# EXHIBIT “A”

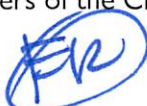



## Memorandum

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Date: November 8, 2017

To: Honorable Mayor and Members of the City Council

Via: Edward Rojas, City Manager 

From: Barbara Hernandez, Parks & Recreation Director 

Subject: Guaranteed Maximum Price (GMP) for Construction of Doral Glades Park

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**Introduction:**

This item is requesting approval to authorize the City Manager to amend the current agreement with Pirtle Construction by adding the GMP Amendment No.1 Agreement for the construction of Doral Glades Park.

**Background:**

The proposed Doral Glades Park is conceived as a place in which the community can gather to enjoy nature in a safe environment that is representative of the beautiful City of Doral. Covering roughly 25 acres, this park will be located on NW 74<sup>th</sup> Street between NW 97<sup>th</sup> Avenue and NW 104<sup>th</sup> Avenue. This facility will encourage conservation and outdoor recreation, with amenities such as: viewing platform, fishing pier, kayak launch, educational boardwalk, nature center, interpretive signs, and native plantings.

During the October 13<sup>th</sup>, 2015 Council Meeting, council approved the professional service agreement with CPZ Architect for the provision of providing Architectural & Engineering Services and Related Disciplines for Doral Glades Park (Resolution No. 15-206).

On April 15<sup>th</sup>, 2016, RFP# 2016-09, "Construction Manager At-Risk Firm to Provide Preconstruction & Construction Services via a Guaranteed Maximum Price (GMP) Amendment for the Doral Glades Park" was advertised for the provision of Construction Management Services for the construction of the new Doral Glades Park in the City of Doral. Through an at-risk relationship and a guaranteed maximum price amendment, a firm will be chosen to manage and conduct pre-construction services, and upon acceptance of the guaranteed maximum price by the City, provide construction services for the project.

On June 8<sup>th</sup>, 2016, Council awarded RFP# 2016-09 to Pirtle Construction for the provision of providing preconstruction services including value engineering, constructability reviews, and obtaining bids for construction services to deliver a Guaranteed Maximum Price (Resolution No. 16-134).

During the preconstruction phase, the City worked closely with Pirtle Construction and CPZ Architects to finalize the construction plans and GMP for this project. Pirtle Construction has provided a final GMP not to exceed \$10,499,525.00 for the construction of Doral Glades Park which will consist of a 9,000 sq. ft. nature center, tennis courts, basketball court, multi-use field, picnic shelters, walking/exercise trail, viewing platform, kayak launch, educational boardwalk, fishing pier, wetland boardwalk, and playground.

**Recommendation:**

Staff respectfully requests authorization for the City Manager to amend the current agreement with Pirtle Construction by adding the GMP Amendment No.1 Agreement for the construction of Doral Glades Park which will include but not limited to a 9,000 sq. ft. nature center, tennis courts, basketball court, multi-use field, picnic shelters, walking/exercise trail, viewing platform, kayak launch, educational boardwalk, fishing pier, wetland boardwalk, and playground in an amount not to exceed \$10,499,525.00. The not to exceed amount includes Pirtle Construction's overhead/profit margin of four (4) percent. Funding for this project will come from the 001.90005.500620- Capital Outlay Building (\$9,957,214.48) and 102.90005.500620- Park Impact Capital Outlay- Building (\$542,310.52) accounts. Funds for this project were carried forward from previous fiscal years.

**Attachments:**

- *Pirtle Construction GMP Proposal for Doral Glades Park*
- *Doral Glades Park Value-Engineered List and Description*
- *Draft GMP Amendment No.1 Agreement for Doral Glades Park*

# EXHIBIT “B”



# Doral Glades Park

**Pirtle Construction Company**  
**ESTIMATE SUMMARY**

ESTIMATE NO./REF. GMP Final  
 TIME TO COMPLETE (days): 334  
 PROJECT NUMBER: 16530.00  
 LOCATION/OWNER: City of Doral  
 BID DATE: October 10, 2017



1	2	3	4	5	6
Div. No.	CSI Cost Code	Bid Package	Description of Work	Bid Amount	Name of Bidder
<b>Division 01 - General Requirements</b>					
01	-	-	General Conditions	660,922	Pirtle
<b>Division 03 - Concrete</b>					
03	03 30 00	03000	Concrete Shell	933,975	PRA Const
<b>Division 04 - Masonry</b>					
04	04 22 00	04220	Concrete Unit Masonry (CMU)	W/Shell	
04	04 42 00	-	Exterior Stone Veneer	156,826	Glass Block W
<b>Division 05 - Metals</b>					
05	05 50 00	05500	Misc. Metals	34,380	Pirtle
<b>Division 06 - Wood, Plastics &amp; Composites</b>					
06	06 10 00	06100	Miscellaneous Rough Carpentry	15,000	Pirtle
06	06 17 53	06135	Wood Trusses	15,510	Custom Truss
06	06 41 16	06410	Plastic Laminate Architectural Cabinets	37,031	Adv Woodwork
06	-	-	Laminate Beams	358,500	SRS
<b>Division 07 - Thermal &amp; Moisture Protection</b>					
07	07 14 00	-	Fluid Applied Waterproofing	18,630	Coman Caulking
07	07 21 19	07210	Foamed In Place Insulation	3,877	Tailored Foam of Florida, Inc.
07	07 61 00	-	Standing Seam Metal Roof	275,900	Latite
07	07 84 00	07265	Firestopping	In Trades	
<b>Division 08 - Openings</b>					
08	08 11 13	08100	Hollow Metal Doors & Frames	44,880	Next Door
08	08 33 00	08330	Coiling Doors & Grilles	12,445	Best Doors
08	-	080000	Door & Hardware Install	6,600	HRC
08	08 81 00	08521	Glass & Glazing	179,819	Miller Glass
<b>Division 09 - Finishes</b>					
09	09 24 23	09220	Portland Cement Stucco	In 09260	
09	09 29 82	09260	Metal Framing and Gypsum Board	269,878	Tiffany Const
09	09 30 00	09310	Ceramic & Quarry Tile	88,629	Zaharions
09	09 51 23	09510	Acoustical Tile Ceiling	10,350	Bergolla
09	09 67 23	09705	Resinous Epoxy Flooring	11,955	Trident
09	09 90 00	09900	Painting	78,925	Jasper
<b>Division 10 - Specialties</b>					
10	10 14 00	10400	Signage	100,000	Pirtle
10	10 21 00	10165	Toilet Compartments	33,001	All Specialty
10	10 22 06	-	Operable Partitions	31,980	SSE & Assoc
10	10 28 00	10800	Toilet Accessories	In 10165	All Specialty
10	10 44 16	10522	Fire Extinguishers & Cabinets	3,000	Pirtle
10	10 71 00	10700	Pavilions	122,009	RCP Shelters (2)
<b>Division 11 - Equipment</b>					
11	11 66 00	11490	Athletic Equipment	47,605	Storagecraft
			Fabric Shade Amphitheater	124,923	REP Services
11	11 68 13	-	Playground Equipment (With Turf)	269,148	ARC
<b>Division 12 - Furnishings</b>					
12			Furniture	93,416	JC White
12	12 31 00	12345	Exterior Site Furnishings	256,076	REP Services
12	12 48 13	-	Motorized Shades	27,396	Ver-Tex
12			Exhibit Allowance	250,000	*Estimate*
<b>Division 21 - Fire Suppression</b>					
21	21 13 13	15300	Fire Suppression Sprinkler System	28,000	Cardel Fire

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1	2	3	4	5	6
Div. No.	CSI Cost Code	Bid Package	Description of Work	Bid Amount	Name of Bidder
<b>Division 22 - Plumbing</b>					
22	22 10 00	15400	Plumbing	217,062	Manny & Lou
<b>Division 23 - HVAC</b>					
23	23 00 00	15500	HVAC	240,000	Coltec Eng
<b>Division 26 - Electrical</b>					
26	26 00 00	160000	Electrical	1,178,847	Kendall Electric
<b>Division 31 - Earthwork</b>					
31	31 00 00	02220	Earthwork & Utilities	1,695,354	Stanford Construction
<b>Division 32 - Exterior Improvements</b>					
32	32 18 23	02863	Athletic Court Surfacing	39,000	McCourt Const.
32	32 13 13	02830	Chain Link Fencing	27,764	Carlson Fence
32	32 13 19	-	Gates and Fencing	71,806	Tropic Fence
32	32 84 00	02810	Irrigation	See landscaping	
32	32 93 00	02900	Landscape Plants	877,641	Landscape Professionals
32	32 92 23	-	Wetlands Landscaping	16,464	Lake and Wetland Mgmt
<b>Division 35 - Marine Construction</b>					
35	35000	35000	Marine Construction	628,005	B & M Marine
<b>Estimate Sub Total Direct Cost =</b>				<b>9,592,529</b>	
PROJECT CONTINGENCY				3.000%	<b>287,776</b>
GENERAL & PROF. LIABILITY INSURANCE				0.380%	<b>37,545</b>
BUILDERS RISK INSURANCE				0.650%	<b>64,466</b>
SUBCONTRACTOR DEFAULT INSURANCE				1.250%	<b>119,907</b>
<b>SUB TOTAL WITH INSURANCE</b>					<b>10,102,223</b>
BOND				0.649%	<b>65,590</b>
<b>SUB TOTAL WITH BOND</b>					<b>10,167,813</b>
CM FEE				4.000%	<b>406,713</b>
<b>SUB TOTAL WITH FEE</b>					<b>10,574,525</b>
<b>(Direct Owner Purchase Program):</b>				<b>-0.78%</b>	<b>(75,000)</b>
<b>Estimate Grand Total =</b>					<b>\$10,499,525</b>

1) All percentage calculations are based on the Sub Total Direct Cost

**Additional Project Options**

	<u>Additional Cost</u>
1) Upgrade Playground Equipment	\$200,000
2) Fishing Pier	\$50,700
3) Kayak Dock	\$104,600
4) Overflow Parking and Sidewalk Changes	\$162,700
5) Special Color and Aggregate to Site Concrete	\$152,000
6) 2nd Basketball Court	\$80,000
7) 1 Large and 1 Small Pavilion	\$51,200
8) Increase Size of Dock by Amphitheater	\$118,400
9) Dumpster Enclosure in NW Corner	\$28,600
10) Uplights at Palm Trees	\$64,100
11) Add back specified plant sizes	\$22,800
12) Original size of Wetlands Boardwalk	\$200,600

**Total \$ 1,235,700**