

Facilities Planning and Construction
Suzanne A. Marshall, Chief Facilities Officer (Construction)

**SUBJECT: APPROVAL OF GMP (GUARANTEED MAXIMUM PRICE) FOR
JAMES B. PIRTLE CONSTRUCTION COMPANY, INC.
PROJECT NO. A-0586-CM
HISTORICAL RENOVATION
ADA MERRITT ANCILLARY FACILITY**

AND

**PROJECT NO. A-0630-CM
NEW SCHOOL (STATE SCHOOL "B-1") AT
ADA MERRITT ELEMENTARY SCHOOL
600 SW 3rd Street, Miami, Florida**

At its meeting of April 18, 2001, the Board commissioned James B. Pirtle Construction Co., Inc. as the CM-at-Risk firm for Ada Merritt Elementary School. This contract provides for construction services to the Board and a Guaranteed Maximum Price for construction.

Project No. A-0586-CM

Guaranteed Maximum Price (GMP) by the Construction Manager, James B. Pirtle Construction Co., Inc. is in the sum of \$3,507,795 (contingency included \$450,000), is 32.4% under the independent cost estimate of \$4,206,400 (contingency included \$477,093) and is \$2,075,415 over the budget. This GMP includes all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Deductive Alternate No. 1 - Delete floor topping
(\$185,000)

Fund Source

Fund 0350 - Capital Outlay District Bonds
Program 1752 - S/S "B-1" Coral Way / Riverside
Location 0032

Description

This project is for the renovation of the historically significant, three-story classroom building at the Ada Merritt school site. The complete refurbishing of the entire building envelope and structural system includes concrete restoration, structural repairs, door and window replacements, and the stucco restoration. The completed facility will accommodate the school's entire administration area as well as two (2) primary classrooms, four (4) intermediate classrooms, three (3) bilingual education classrooms, three (3) exceptional education student classrooms, one (1) science demonstration classroom, one (1) computer classroom, one (1) "comet" lab, and all necessary support spaces.

This project is scheduled for substantial completion within 360 calendar days from the date of commencement.

Project No. A-0630-CM

The Guaranteed Maximum Price (GMP) by the Construction Manager, James B. Pirtle Construction Co., Inc. is in the sum of \$11,430,629 (contingency included \$450,000), is .1% under the independent cost estimate of \$11,445,000 (contingency included \$545,000) and is \$1,293,629 over the budget. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Deductive Alternate No. 2 - Delete the development of Riverside Park for PE use and deletion of interior build-out 2nd and 3rd floors in the historic building.
(\$1,318,997)

Fund Source

Fund 0398 – COP Series 1996B
 0306 - Effort Index Grants
Program 1752 - S/S "B-1" Coral Way / Riverside
Location 0032

Description

This project is for the construction of new classrooms and learning facilities to accommodate 1,060 student stations, including the installation of facilities for approximately 375 student stations in the historic building.

This project is scheduled for substantial completion within 540 calendar days from the date of commencement.

Total Combined GMP

The combined GMP (\$14,938,424) for both projects is 4.6% below the independent cost estimates (\$15,651,400). The combined GMP is \$3,369,044 over the Board approved budget.

Option #1 Award combined GMP with Deductive Alternates 1 and 2 (\$13,434,427) and adjust the budget by \$1,890,414; total student stations 745.

Option #2 Award combined GMP without Deductive Alternates 1 and 2 (\$14,938,424) and adjust the budget by \$3,369,044; total student stations 1,060.

The Project Architect, Max Wolfe Sturman Architects, Inc. and staff recommended approval of the Guaranteed Maximum Price (GMP) less Deductive Alternate Nos. 1 and 2.

These projects include Minority Business Enterprise Subcontracting Assistance Levels.

The Principal / Owner of James B. Pirtle Construction Co., Inc. is Mr. James B. Pirtle.

RECOMMENDED: That The School Board of Miami-Dade County, Florida approve Option #1 by:

- a) awarding the GMP for James B. Pirtle Construction Company, Inc., Project No. A-0586-CM, Historical Renovation at Ada Merritt Ancillary Facility, in the amount of \$3,322,795, which includes a contingency in the amount of \$375,000 and Project No. A-0630-CM, New School (S/S "BB-1") at Ada Merritt Elementary School, in the amount of \$10,111,632 which includes a contingency in the amount of \$375,000. Total amount of combined GMPs is \$13,434,427; and
- b) authorize staff to transfer \$1,890,414 from Undistributed Capital Contingency in order to adjust the budget.

JA/nc