

Office of Superintendent of Schools  
Board Meeting of December 11, 2002

December 10, 2002

Business Operations  
Larry W. Stanearth, Chief Business Officer

**SUBJECT:**           **APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)**  
**JAMES B. PIRTLE CONSTRUCTION CO., INC.**  
**PROJECT NO. A0825S6571-CM**                    **REVISED**  
**PORTABLE CLASSROOMS REPLACEMENT**  
**NORLAND MIDDLE SCHOOL**  
**1235 NW192 TERRACE, MIAMI, FL 33169**

**COMMITTEE:**       **FACILITIES PLANNING AND CONSTRUCTION**

At its meeting of January 16, 2002, the Board commissioned James B. Pirtle Construction Co., Inc. as CM-at-Risk for Norland Middle School. This contract provides for construction services to the Board and a Guaranteed Maximum Price for construction.

The Guaranteed Maximum Price (GMP) by the Construction Manager, James B. Pirtle Construction Co., Inc. is in the sum of \$ 1,219,483 (contingency included \$58,071) and is 1% over the independent cost estimate of \$1,219,483 (contingency of \$31,850 included). This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund           03XX - COPS                    **REVISED**  
Program       1203 - Portable Improvements  
Location      6571

Description

This project is for the construction of a 9 classroom building, 2 group bathrooms and covered walkway. In addition, an equivalent number of relocatable classrooms will be deleted from inventory for use as classrooms.

This project is scheduled for substantial completion within 180 calendar days from the Notice to Proceed.

The Project Architect, Spillis Candela DMJM and staff recommended approval of the Guaranteed Maximum Price (GMP).

The Principal/Owner of James B. Pirtle Construction Co., Inc. is Mr. James B. Pirtle. This company is located at 4740 Davie Road, Davie, Florida 33314.

M/WBE Eligibility  
None

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida:

1. approve the GMP for James B. Pirtle Construction Co., Inc., Project No. A0825S6571, Portable Classrooms Replacement. Norland Middle School, In the total amount of \$1,219,483 which includes building cost, site cost and a contingency in the amount of \$58,071; and
2. delete an equivalent number of relocatable classroom buildings from the inventory.

JA/nc