

Business Operations
Larry W. Stanearth, Chief Business Officer

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
 JAMES B. PIRTLE CONSTRUCTION CO., INC.
 PROJECT NO. A0825/W2261
 PORTABLE CLASSROOM REPLACEMENT
 GREENGLADE ELEMENTARY SCHOOL
 3060 SW 127 AVENUE MIAMI, FL 33175**

COMMITTEE: FACILITIES MANAGEMENT

At its January 16, 2002 meeting, the Board commissioned James B. Pirtle Construction Co., Inc. as the CM-at-Risk for portable classroom replacement project. The project was envisioned to replace existing portables deemed unsatisfactory or older than 20 years, in order to meet the requirements of the Florida Statute. The Design Professionals have developed prototypical designs of classroom buildings with group toilets to be built on site.

The Guaranteed Maximum Price (GMP) by the Construction Manager, James B. Pirtle Construction Co., Inc. is in the sum of \$1,112,035 (including contingency \$33,906) and is 1.25% under the independent cost estimate of \$1,128,777 (contingency of \$29,753 included). This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund 0397 – COPS 2003A
Program 1203 – Portable Improvements
Location 2261

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 as required by state mandate.

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

The Project Architect, Wolfberg Alvarez and Partners 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. A0825W2261, Portable Classroom Replacement, Greenglade Elementary School. Site-Build Units with Conventional Construction of nine (9) classroom units in the total amount of \$1,112,035, which includes building cost, site cost and a contingency in the amount of \$33,906; and
2. delete an equivalent number of relocatable classroom buildings from the inventory. This option complies with Florida Statutes.

SAM/ra

MEMORANDUM

February 27, 2003

TO: Mr. Peter De La Horra, Executive Director
Office of Capital Improvement Projects

FROM: Ignacio Palacio, Director
Department of Relocatable and Special Projects

SUBJECT: **DISTRICTWIDE RELOCATABLE REPLACEMENT PROGRAM
GREENGLADE ELEMENTARY SCHOOL**

In order to meet the goal of the Legislature of reducing student stations in relocatable facilities exceeding 20 years of age, the following is a list of portables that are candidates for removal from the District's inventory as classrooms if the proposed modular building is constructed at Greenglade Elementary School. This is a tentative list and is subject to revision based on District priorities.

<u>Fish Number</u>	<u># of Classrooms</u>	<u>Year Built</u>	<u>Releasing Sites</u>	<u>Disposition</u>
89-0156 - 0163	4	1974	Greenglade Elementary	Remove from inventory
69-0140	1	1940	Greenglade Elementary	Remove from inventory
69-0234	1	1940	Greenglade Elementary	Remove from inventory
69-0222	1	1940	Southwest Miami Senior	Remove from inventory
69-0075	1	1940	Village Green Elementary	Remove from inventory
69-0181	1	1940	Village Green Elementary	Remove from inventory

These portable classrooms are to be removed from the inventory in compliance with the intent of School Board item D-25, Board Meeting of August 22, 2001. Once removed from the District's inventory, they may not be utilized as classrooms.

If further information is needed, please call me at 305-995-7965 .

Ignacio A. Palacio IAP

IAP:iap:MODRPL2261

- cc: Dr. George Koonce
Ms. Carol Cotes
Mr. Robert Brown
Ms. Suzanne Marshall
Mr. Michael McNeal
Mr. Francis Hoar
Dr. Michael Wagner
Ms. Ana Rijo-Conde
Mr. Carlos Hevia
Mr. Dan Angeletti
Mr. Larry Freeland
Ms. Dawn Brinklow
Mr. Raul Ascarrunz
Ms. Christine Camacho