

Business Operations  
Larry W. Stanearth, Chief Business Officer

**SUBJECT:           APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
                      JAMES B. PIRTLE CONSTRUCTION CO., INC.  
                      PROJECT NO. A0825/W7731  
                      PORTABLE CLASSROOM REPLACEMENT  
                      MIAMI SOUTHRIDGE SENIOR HIGH SCHOOL  
                      19355 SW 114 AVENUE MIAMI, FL 33157**

**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 \$1,516,870 (including contingency of \$72,232) and is 4.66% under the independent cost estimate of \$1,587,690 (including contingency of \$50,226). This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, overhead and profit.

Fund Source

Fund           0330 - Section 237.161/162 Loans 2001-02  
Program       1203 - Portable Improvements  
Location       7731

Description

This project is for the construction of a 13-classroom building, 2 group bathrooms and a 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. A0825/W7731, Portable Classroom Replacement, Miami Southridge Senior High School. Site-Build Units with Conventional Construction of nine (9) classroom units in the total amount of \$1,516,870, which includes building cost, site cost and a contingency in the amount of \$72,232; and
2. delete an equivalent number of relocatable classroom buildings from the inventory. This option complies with Florida Statutes.

JA/nc

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 MIAMI  
SOUTHRIDGE SENIOR HIGH 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 Miami Southridge Senior High 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>
99-0899 - 0902	2	1976	Miami Southridge Senior	Remove from inventory
99-0995 - 0998	2	1976	Miami Southridge Senior	Remove from inventory
99-0444 - 0455	6	1976	Miami Southridge Senior	Remove from inventory
68-0066	2	1940	Kendale Lakes Elementary	Remove from inventory
69-0076	1	1940	Miami Sunset Senior	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:MODRPL7731

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