

Facilities Operations , Maintenance and Planning  
Ana Rijo-Conde, Interim Assistant Superintendent

**SUBJECT:           APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
                      JAMES B. PIRTLE CONSTRUCTION CO., INC.  
                      PROJECT NO. A0825S7131CM  
                      PORTABLE CLASSROOM REPLACEMENT  
                      HIALEAH- MIAMI LAKES SENIOR HIGH SCHOOL  
                      7977 WEST 12 AVENUE, HIALEAH, FL 33014**

**COMMITTEE:       FACILITIES MANAGEMENT**

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

The District staff has negotiated the Guaranteed Maximum Price (GMP) with the Construction Manager, James B. Pirtle Construction Co., Inc. for the portable classroom replacement at Hialeah-Miami Lakes Senior High School, in the sum of \$1,301,011 (contingency included \$61,953). The GMP is 17.3% under the independent cost estimate of \$1,525,599 (contingency of \$40,866 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 Capital Improvement Projects  
Location       7131

Description

This project is for the construction of an 11 classroom building, 2 group bathrooms and covered walkway.

This project is scheduled for substantial completion within 150 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 approve the GMP for James B. Pirtle Construction Co., Inc., Project No. A0825S7131, Portable Classrooms Replacement, Site-Built Units with Conventional Construction of 11 classroom units in the total amount of \$1,301,011 which includes building cost, site cost and a contingency in the amount of \$61,953.

JA/nc