

March 12, 2004

Business Operations
J.E. Surash, Chief Business Officer

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
 JAMES B. PIRTLE CONSTRUCTION CO., INC.
 PROJECT NO. A0825W7151CM
 PORTABLE CLASSROOM REPLACEMENT
 HOMESTEAD SENIOR HIGH SCHOOL
 2351 S.E. 12 AVENUE, HOMESTEAD, FL 33035**

COMMITTEE: FACILITIES MANAGEMENT

At its meeting of January 16, 2002, the Board commissioned James B. Pirtle Construction Co., Inc. as CM-at-Risk for the Portable Replacement Program. 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 \$ 2,472,781 (contingency included \$117,751) and is 0.45% under the architect's cost estimate of \$2,484,000. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund **0396 COPS 2002A**
Program **1203 Capital Improvement Projects**
Location **7151**

Description

This project, which is included in the Five-Year Work Program, is for the construction of two 11-classroom buildings, containing two group bathrooms and a covered walkway connection to the existing buildings.

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).

GOOD CAUSE

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

This agenda item does not appear in the published agenda.

The good cause to vary from the agenda is to accelerate this project. Negotiations for this work were completed two weeks earlier than planned. Awarding this contract at the March 17, 2004 School Board meeting will enable this project to be completed shortly after the opening of school in August 2004. Currently Homestead Senior High is at 127% utilization. This project will add 550 student stations with a capacity to house 523 students. Completion of this project will reduce utilization to 106%.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, approve the GMP for James B. Pirtle Construction Co., Inc., Project No. A0825W7151CM, Portable Classrooms Replacement, to construct 22 classroom units in the total amount of \$2,472,781 which includes building cost, site cost and a contingency in the amount of \$117,751.

JA/nc