

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
PIRTLE CONSTRUCTION COMPANY  
PROJECT NO. A0825W0161  
MODULAR CLASSROOM ADDITION (14-PACK)  
AVOCADO ELEMENTARY SCHOOL  
16969 SW 294 STREET, HOMESTEAD, FLORIDA**

**COMMITTEE: FACILITIES MANAGEMENT**

At its meeting of July 14, 2004, the Board commissioned Pirtle Construction Company as CM-at-Risk for "one, two or more story prototype additions". This contract provides for construction services to the Board and a Guaranteed Maximum Price for construction.

The Guaranteed Maximum Price (GMP) for Modular Classroom Addition, by the Construction Manager, Pirtle Construction Company is \$1,683,435 (contingency included \$80,163). The Project Architect's estimate is \$2,058,933 and the independent cost estimate is \$1,864,745. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund 0397 - COPS 2003D  
Program 1203 - Portable Improvements  
Location 0161

Description

This project is for a new 14-pack modular building consisting of 13 classrooms and one module for male and female group bathrooms

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

The Project Architect, Wolfberg Alvarez & Partners and staff recommended approval of the Guaranteed Maximum Price (GMP).

The Principal/Owner of Pirtle Construction Company is Mr. Michael Geary. 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 Pirtle Construction Company, Project No. A0825W0161, Modular Classroom Addition (14-Pack), Avocado Elementary School, in the total amount of \$1,683,435 which includes building cost, site cost and a contingency in the amount of \$80,163.

JA/nc