

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
PIRTLE CONSTRUCTION COMPANY  
PROJECT NO. A0825W2901  
MODULAR CLASSROOM ADDITION (12-PACK)  
LEISURE CITY ELEMENTARY SCHOOL  
14950 SW 288 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 \$2,109,971 (contingency included \$100,474). The Project Architect's estimate is \$2,357,347 and the independent cost estimate is \$1,749,754. 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 - Portable Improvements  
Location 2901

Description

This project is for a new 12-pack modular building consisting of 11 classrooms and one module for male and female group bathrooms, existing F/A and P/A replacement and playground relocation.

This project is scheduled for substantial completion within 195 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. A0825W2901, Modular Classroom Addition (12-Pack), Leisure City Elementary School, in the total amount of \$2,109,971 which includes building cost, site cost and a contingency in the amount of \$100,474.

JA/nc