

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
PIRTLE CONSTRUCTION COMPANY  
PROJECT NO. 00138800  
MODULAR CLASSROOM ADDITION (14-PACK)  
SYLVANIA HEIGHTS ELEMENTARY SCHOOL  
5901 SW 16 STREET, MIAMI, 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 (GMP) for construction.

The GMP for Modular Classroom Addition, by the Construction Manager, Pirtle Construction Company is \$1,863,915 (contingency included \$88,757). The Project Architect's estimate is \$2,275,653 and the independent cost estimate is \$2,053,987. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund 0330 - Section 237.161/162 Loans 2001-02 (Revenue Anticipation Note)  
Program 1203 - Portable Improvements  
Location 5441 - Sylvania Heights Elementary

Description

This project is for a new 14-pack modular building consisting of 13 classrooms and one module for male and female group bathrooms, parking lot expansion and a fire hydrant.

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 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. 00138800, Modular Classroom Addition (14-Pack), Sylvania Heights Elementary School, in the total amount of \$1,863,915 which includes building cost, site cost and a contingency in the amount of \$88,757.

JA/nc