

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT:           APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
                      PIRTLE CONSTRUCTION COMPANY  
                      PROJECT NO. 00138000  
                      MODULAR CLASSROOM ADDITION (12-PACK)  
                      SEMINOLE ELEMENTARY SCHOOL  
                      121 SW 78 PLACE, 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 \$1,645,007 (contingency included \$78,333). The Project Architect's estimate is \$1,856,871 and the independent cost estimate is \$1,531,777. 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      4921 - Seminole Elementary

Description

This project is for a new 12-pack modular building consisting of 11 classrooms and one module for male and female group bathrooms, one fire hydrant and a service road.

This project is scheduled for substantial completion within 150 calendar days from the Notice to Proceed.

The Project Architect, Wolfberg Alvarez & Partners and staff recommended approval of the GMP.

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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. 00138000, Modular Classroom Addition (12-Pack), Seminole Elementary School, in the total amount of \$1,645,007 which includes building cost, site cost and a contingency in the amount of \$78,333.

JA/nc