

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT:           APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
                      PIRTLE CONSTRUCTION COMPANY  
                      PROJECT NO. 00138200  
                      MODULAR CLASSROOM ADDITION (14-PACK)  
                      SWEETWATER ELEMENTARY SCHOOL  
                      10655 SW 4 STREET, SWEETWATER, 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 \$1,944,946 (contingency included \$92,616). The Project Architect's estimate is \$2,175,844 and the independent cost estimate is \$1,899,273. 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      5431 - Sweetwater Elementary

Description

This project is for a new 12-pack modular building consisting of 13 classrooms and one module for male and female group bathrooms, portable demolition, playground resurfacing, water main extension and one 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. 00138200, Modular Classroom Addition (14-Pack), Sweetwater Elementary School, in the total amount of \$1,944,946 which includes building cost, site cost and a contingency in the amount of \$92,616.

JA/nc