

Business Operations
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
PIRTLE CONSTRUCTION COMPANY
PROJECT NO. 00139900
MODULAR CLASSROOM ADDITION
(TWO 14-PACK BUILDINGS)
CUTLER RIDGE MIDDLE SCHOOL
19400 GULFSTREAM ROAD, MIAMI, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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 \$4,057,032 (contingency included \$193,192). The Project Architect's estimate is \$4,416,728 and the independent cost estimate is \$4,634,056. 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 6111 - Cutler Ridge Middle

Description

This project is for two new 14-pack modular buildings, each consisting of 13 classrooms and one module for male and female group bathrooms, existing facility fire alarm system and P/A console replacements and extensive demucking.

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 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. 00139900, Modular Classroom Addition (14-Packs), two buildings, Cutler Ridge Middle School, in the total amount of \$4,057,032 which includes building cost, site cost and a contingency in the amount of \$193,192.

JA/nc