

Business Operations
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
 PIRTLE CONSTRUCTION COMPANY
 PROJECT NO. 00138500
 MODULAR CLASSROOM ADDITION (12-PACK)
 KENDALE ELEMENTARY SCHOOL
 10693 SW 93 STREET, 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 \$2,311,472 (contingency included \$110,070). The Project Architect's estimate is \$2,341,953 and the independent cost estimate is \$2,122,174. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

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| Fund | 0330 - Section 237.161-162 Loans 2001-02 |
| Program | 1203 - Portable Improvements |
| Location | 2641 |

Description

This project is for a new 12-pack modular building, consisting of 11 classrooms and one module for male and female group bathrooms, electrical service upgrade, parking lot expansion and parent drop-off designed for accessibility.

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. 00138500, Modular Classroom Addition (12-Pack), Kendale Elementary School, in the total amount of \$2,311,472 which includes building cost, site cost and a contingency in the amount of \$110,070.

JA/nc