

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
PIRTLE CONSTRUCTION COMPANY  
PROJECT NO. 00139600  
MODULAR CLASSROOM ADDITION (12-PACK)  
CUTLER RIDGE ELEMENTARY SCHOOL  
20210 CORAL SEA 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 \$2,176,039 (contingency included \$103,621). The Project Architect's estimate is \$2,258,864 and the independent cost estimate is \$2,330,876. 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
Program	1203 - Portable Improvements
Location	1241

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 room upgrade, parking lot expansion and relocation of playground equipment and a flammable/ PE storage building.

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. 00139600, Modular Classroom Addition (12-Pack), Cutler Ridge Elementary School, in the total amount of \$2,176,039 which includes building cost, site cost and a contingency in the amount of \$103,621.

JA/nc