

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT:           APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
                      PIRTLE CONSTRUCTION COMPANY  
                      PROJECT NO. A01113  
                      MODULAR CLASSROOM ADDITION (14-PACK)  
                      KENWOOD ELEMENTARY SCHOOL  
                      9300 SW 79 AVENUE, 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 \$3,772,301 (contingency included \$179,633). The Project Architect's estimate is \$3,892,449 and the independent cost estimate is \$4,111,014. 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       2701

Description

This project is for a new 14-pack modular building, consisting of 13 classrooms and one module for male and female group bathrooms, relocation of hardcourts, parking lot expansion, new bus drop-off, PE Shelter relocation, playground relocation, electrical room upgrade, and installation of underground utilities for the upcoming 2-story modular building.

This project is scheduled for substantial completion within 240 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. A01113, Modular Classroom Addition (14-Pack), 2-Story Modular Building, Kenwood Elementary School, in the total amount of \$3,772,301 which includes building cost, site cost and a contingency in the amount of \$179,633.

JA/nc