

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
PIRTLE CONSTRUCTION COMPANY
PROJECT NO. 00289600
MODULAR CLASSROOM ADDITION
CORAL REEF ELEMENTARY SCHOOL
7955 SW 152 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 at various sites". This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction. At its meeting of February 16, 2005, the Board approved a GMP in the amount of \$2,211,653, Project No. 00140000 for a single story modular building at this site. In order to include the replacement of a seven-classroom portable building, the modular building has been changed to a two story, 20 classroom building.

The GMP for Modular Classroom Addition, by the Construction Manager, Pirtle Construction Company is \$6,064,735 (contingency included \$551,339). The Project Architect's estimate is \$6,279,174 and the independent cost estimate is \$6,047,697. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund	0330/0341
Program	1203
Location	1041

Description

This project is for a new 2-story modular building, consisting of 440 student stations, 20 classrooms and male and female group bathrooms, hardcourts, PE Fitness Center, water main extension and flammable storage building.

This project is scheduled for substantial completion within 240 calendar days from the Notice to Proceed with a guaranteed classroom building delivery by July 1, 2006.

The Project Architect, Wolfberg Alvarez & Associates and staff recommended approval of the GMP.

REPLACEMENT

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,

- 1) cancel the GMP for Pirtle Construction Company, Project No. 00140000, Modular Classroom Addition, in the amount of \$2,211,653;
- 2) transfer \$2,142,828 from Location No. 9109 to Location No. 1041 within Program No. 1203; and
- 2) approve the GMP for Pirtle Construction Company, Project No. 00289600, Modular Classroom Addition, Coral Reef Elementary School, in the total amount of \$ 6,064,735 which includes building cost, site cost and a contingency in the amount of \$551,339.

JA/nc