

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT:           APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
                      PIRTLE CONSTRUCTION COMPANY  
  AT  
                      ROCKWAY MIDDLE SCHOOL  
                      9393 SW 29 TERRACE, MIAMI, FLORIDA  
  FOR  
                      PROJECT NO. A01134  
                      MODULAR CLASSROOM BUILDINGS  
  AND  
                      PROJECT NO. 00212402  
                      RENOVATIONS TO EXISTING FACILITY AND SITE  
                      IMPROVEMENTS**

**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.

The GMPs for Modular Classroom Addition and Renovations and Site Improvements by the Construction Manager, Pirtle Construction Company are \$9,300,000 (contingency included \$845,454) and \$3,945,554 (contingency included \$358,687), respectively, for a combined GMP amount of \$13,245,554. The Project Architect's estimate is \$13,351,457 and the independent cost estimate is \$13,224,490. These GMPs cover all required work and include subcontracts, materials, contingency, general conditions, bond, overhead and profit.

Fund Source

Fund	0301/0330
Program	1203
Location	6821

Description

The modular building is a new 3-story modular building, consisting of 676 student stations, 1500 square feet administration area, teacher planning areas, ESE classrooms, 2-D art, piano labs, 2 P.E., two foreign language, one computer and 22 intermediate classrooms. The site package includes new central cooling plant, water main extension, PE shelter, hardcourts, window replacements, air handling unit replacements, electrical system upgrade, fire alarm and PA replacements and new PE fitness center advanced from the 2009/2010 Capital Plan Year. ] REVIS D

This project is scheduled for substantial completion within 365 calendar days from the Notice to Proceed with August 1, 2006 guaranteed completion of the modular classroom building.

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 GMPs for Pirtle Construction Company, Project No. A01134, Modular Classroom Addition and Project No. 00212402, Renovations to Existing Facility and Site Improvements, at Rockway Elementary School, in the amounts of \$9,300,000 with contingency of \$845,454 and \$3,945,554 with contingency of \$358,687, respectively. ] REVISD

JA/nc