

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
PIRTLE CONSTRUCTION COMPANY  
PROJECT NO. A01154  
MODULAR CLASSROOM BUILDINGS  
JOHN F. KENNEDY MIDDLE SCHOOL  
1075 NE 167 STREET, NORTH MIAMI BEACH, 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.

The GMP for Modular Classroom Addition, by the Construction Manager, Pirtle Construction Company is \$10,948,483 (contingency included \$995,316). The Project Architect's estimate is \$12,409,363 and the independent cost estimate is \$10,975,397. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund 0368 - LOML 1991-92  
Program 1203 - Portable Improvements  
Location 6301

Description

This project is for a new 2-story, 466 student station modular building with 2 agricultural labs, 2 science demo labs, 2 business labs, 750 square foot administrative area, 15 intermediate high tech classrooms, a teacher planning area, new drop-off, covered dining area for entire facility, new parking, remodeling of existing kitchen, new dry storage, flammable storage, laundry, electrical room, new greenhouse, new covered walkways for the existing facility, new basketball courts and landscape, irrigation and drainage improvements.

This project is scheduled for substantial completion within 300 calendar days from the Notice to Proceed with a guaranteed building delivery of July 16, 2006.

The Project Architect, Spillis Candela DMJM 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. A01154, Modular Classroom Addition, John F. Kennedy Middle School, in the total amount of \$10,948,483 which includes building cost, site cost and a contingency in the amount of \$995,316.

JA/nc