

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
PIRTLE CONSTRUCTION COMPANY
PROJECT NO. A0798
NEW K-8 CENTER PROTOTYPE
STATE SCHOOL "D"
(RELIEF FOR VIRGINIA A. BOONE/HIGHLAND OAKS
ELEMENTARY, MADIE IVES ELEMENTARY & HIGHLAND
OAKS MIDDLE SCHOOLS)
NE 211 STREET & 26 AVENUE, MIAMI, FLORIDA**

**PROJECT NO. A01031
NEW K-8 CENTER PROTOTYPE
STATE SCHOOL "CC-1"
(RELIEF FOR PINE VILLA ELEMENTARY, REDLAND
ELEMENTARY, NARANJA ELEMENTARY, REDLAND MIDDLE
& MAYS MIDDLE SCHOOLS)
SW 124 AVENUE & 242 STREET, PALM GLADES, FLORIDA**

**PROJECT NO. A01089
NEW K-8 CENTER PROTOTYPE
STATE SCHOOL "DD-1"
(RELIEF FOR IRVING & BEATRICE PESKOE ELEMENTARY,
LEISURE CITY K-8 CENTER & W. CHAPMAN ELEMENTARY
SCHOOLS)
SW 280 STREET & 150 AVENUE, MANDARIN LAKES, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

At its meeting of August 17, 2005, the Board commissioned Pirtle Construction Company as CM-at-Risk firm for the "new K-8 center prototype projects for three sites; S/S "D", S/S "CC-1" and S/S "DD-1". This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The combined GMP for the new K-8 center prototype projects for three sites; S/S "D", S/S "CC-1" and S/S "DD-1" by the Construction Manager, Pirtle Construction Company is \$100,852,089 (owner's contingency included \$2,878,942). The Combined Project Architect's estimate is \$99,159,949 and the combined independent cost estimate is \$104,129,050. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Location	GMP	Owner's Contingency	Independent Estimate	Cost	Project Architect Estimate
State School "D"	\$ 35,064,906	\$1,008,078	\$ 34,466,414		\$ 33,342,322
State School "CC-1"	\$ 32,841,117	\$ 943,052	\$ 34,416,359		\$ 33,301,342
State School "DD-1"	\$ 32,946,066	\$ 927,812	\$ 35,246,277		\$ 32,516,285
Total GMP	\$100,852,089	\$2,878,942	\$104,129,050		\$99,159,949

The Project Architect, Zyscovich, Inc. 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.

This project was bid with M.B.E. subcontracting assistance levels of 18% African-American and 6% women. The CM at-Risk will submit M/WBE subcontractors as participants in this project which will be reviewed and monitored for compliance with overall M/WBE assistance levels of 24%.

RECOMMENDED: That The School Board of Miami-Dade County, Florida:

- a) approve the GMP for Pirtle Construction Company, New K-8 Center Prototype Projects, Project No. A0798, State School "D", Project No. A01031, State School "CC-1" and Project No. A01089, State School "DD-1" in the total combined amount of \$100,852,089 which includes a contingency in the amount of \$2,878,942; and
- b) execute the contract with the effective date after July 1, 2006.