

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.

Description of Project

This GMP includes the construction of three new K-8 center prototype projects including site and off-site development work. The following is a summary breakdown for each school.

State School "D"

Fund Source

Fund	0331
Program	2796
Location	0231

Description

State School "D" (to relieve Virginia A. Boone/Highland Oaks Elementary, Madie Ives Elementary and Highland Oaks Middle Schools)

This project is scheduled for substantial completion within 700 calendar days from the Notice to Proceed.

State School "CC-1"

Fund Source

Fund	0331
Program	2814
Location	0202

Description

State School "CC-1" (to relieve Pine Villa Elementary, Redland Elementary, Naranja Elementary, Redland Middle and Mays Middle Schools)

This project is scheduled for substantial completion within 600 calendar days from the Notice to Proceed.

State School "DD-1"

Fund Source

Fund	0331
Program	2345
Location	0073

Description

State School "DD-1" (to relieve Irving and Beatrice Peskoe Elementary, Leisure City K-8 center and W. Chapman Elementary Schools)

This project is scheduled for substantial completion within 600 calendar days from the Notice to Proceed.

Location	GMP	Owner's Contingency	Independent Cost Estimate	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 recommended contractor 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.