

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
 PIRTLE CONSTRUCTION COMPANY
 PROJECT NO. 00140600
 K-8 CONVERSION (MODULAR)
 DEVON AIRE ELEMENTARY SCHOOL
 10501 SW 122 AVENUE, 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.

The GMP for K-8 Conversion (Modular), by the Construction Manager, Pirtle Construction Company is \$23,256,443 (owner's contingency included \$1,316,402). The Project Architect's estimate is \$24,311,254 and the independent cost estimate is \$23,250,000. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, overhead and profit, and \$959,670 for estimated Builders' Risk Insurance contingent upon the Board assigning the portion of the deductible in excess of \$50,000 in aggregate.

Fund Source

Fund	0398 / 0303
Program	1947
Location	1331

Description

This project is for the construction of a new 3-story modular classroom building consisting of; 711 student stations, 3,073 square foot media center, 1,125 square foot administration area, separate building consisting of new full size kitchen and dining with stage and 60-student-station art and music classrooms, new electrical service, F/A and P/A replacements, new cooling plant, lift station, playground, PE shelter, replacement of all classroom building air handling units with associated renovations and remodeling, new drop-offs, parking lot expansion, landscape, irrigation, drainage and demolition of portables.

This project is scheduled for substantial completion within 515 calendar days from Board award date with guaranteed July 15, 2007 completion of the 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.

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

- 1) approve the GMP for Pirtle Construction Company, Project No. 00140600, K-8 Conversion (Modular), Devon Aire Elementary School, in the total amount of \$23,256,443 which includes building cost, site cost and owner's contingency in the amount of \$1,316,402; and
- 2) authorize the Superintendent to direct the offices of Risk Management, Capital Improvement Projects and Budget Department to identify funding in the event of wind storm loss and take all possible precautions to protect FEMA claim eligibility.