

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT:            APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
                         JAMES B. PIRTLE CONSTRUCTION COMPANY, INC.  
                         d/b/a PIRTLE CONSTRUCTION COMPANY  
                         PROJECT NO. A01106  
                         STATE SCHOOL "TT-1" – A RE-USE OF THE K-8 PROTOTYPE  
                         (TO SERVE THE CITY OF HOMESTEAD'S EDUCATIONAL  
                         FACILITIES BENEFIT DISTRICT)  
                         SW 328 STREET AND 160 AVENUE, HOMESTEAD, FLORIDA**

**COMMITTEE:        FACILITIES AND CONSTRUCTION REFORM**

At its meeting of October 11, 2006, the Board commissioned James B. Pirtle Construction Company, Inc. d/b/a Pirtle Construction Company as CM-at-Risk firm for "new State School TT-1 (to serve the City of Homestead's Educational Facilities Benefit District), a Re-use of the K-8 Prototype". This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP for new State School "TT-1", by the Construction Manager, Pirtle Construction Company is \$33,500,000 (contingency included \$818,900). The Project Architect's estimate is \$41,196,925 and the independent cost estimate is \$42,007,911. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, overhead and profit.

Fund Source

Fund	0398
Program	2750
Location	4031

Description

This project is for a re-use of the new K-8 Prototype School to house approximately 554 middle school student stations (grades 6-8) and approximately 1,088 elementary school student stations (grades K-5). All on-site and off-site utilities improvements, drop-offs, playfields, hardcourts, parking, up-grade to water/sewer services and road improvements as needed.

**REVISED**  
**F - 31**

This project is scheduled for substantial completion within 548 calendar days from the Board approval date or on June 13, 2008.

The Project Architect, Zyscovich, Inc., and staff recommend approval of the GMP.

The Principal/Owner of James B. Pirtle Construction Company, Inc. d/b/a Pirtle Construction Company is Mr. Michael Geary. This company is located at 4740 Davie Road, Davie, Florida 33314.

This project includes M/WBE 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%.

Authorization is also being requested to modify the form of the "Agreement Regarding the Construction Financing And Acquisition of a Certain K-8 Educational Facility (S/S TT1)" (the Agreement) to provide that the Homestead Educational Facilities Benefit District (HEFBD) pledge future HEFBD revenues to fund future debt service requirement on \$10 million of the \$44.5 million total project cost for S/S TT1. It would also be stipulated that if it can be demonstrated that pledging the future revenues of the HEFBD to this first school hinders the financing effort for either the 2<sup>nd</sup> or 3<sup>rd</sup> public school to be built and funded by the HEFBD, then the Board would be responsible for up to \$10 million of project cost.

ADDED

The School Board originally approved the Agreement at the April 13, 2005 Board Meeting and subsequently authorized the Superintendent to Amend the Agreement at the October 11, 2006 Board Meeting.

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

- a) approve the GMP for James B. Pirtle Construction Company, Inc. d/b/a Pirtle Construction Company, Project No. A01106, a re-use of the K-8 Prototype, State School "TT-1" (to serve the City of Homestead's Educational Facilities Benefit District), in the total amount of \$33,500,000 which includes building and site cost, and a contingency in the amount of \$818,900;
- b) approve the increase of Certificates of Participation (COPs) for the fiscal year 2006-07 in the amount of \$44,500,000 to cover construction, professional fees, furniture, fixtures and equipment;
- c) amend the Five Year Capital Work plan to advance this project in order to meet class-size.
- d) modify the form of the "Agreement Regarding the Construction Financing And Acquisition of a Certain K-8 Educational Facility (S/S TT1)" (the Agreement) to provide that the Homestead Educational Facilities Benefit District (HEFBD) pledge future HEFBD revenues to fund future debt service requirement on \$10 million of the \$44.5 million total project cost for S/S TT1. It would also be stipulated that if it can be demonstrated that pledging the future revenues of the HEFBD to this first school hinders the financing effort for either the 2<sup>nd</sup> or 3<sup>rd</sup> public school to be built and funded by the HEFBD, then the Board would be responsible for up to \$10 million of project cost.

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