

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. 00253000
STATE SCHOOL "E-1" – A RE-USE OF THE K-8 PROTOTYPE
(TO RELIEVE NORTH MIAMI, BISCAYNE GARDENS AND OAK
GROVE ELEMENTARY SCHOOLS, AND TO REPLACE NORTH
MIAMI MIDDLE SCHOOL)**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

At its meeting of November 21, 2006, the Board commissioned James B. Pirtle Construction Company, Inc. d/b/a Pirtle Construction Company as CM-at-Risk firm for the "new State School E-1, 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 "E-1", by the Construction Manager, Pirtle Construction Company is \$34,223,084 (contingency included \$834,709). The Project Architect's estimate is \$38,401,429 and the independent cost estimate is \$39,262,728. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, overhead and profit.

Funding of this project from the current fiscal year will be provided in the amount of \$20,000,000 as Phase I. The remaining portion of \$14,223,084 will be funded after July 1, 2007, as Phase II of the project.

Fund Source

Fund	0331
Program	2843
Location	0341

Description

This project is for a modified re-use of the new K-8 Prototype School to house approximately 1000 middle school student stations (grades 6 to 8) and approximately 730 elementary school student stations (Pre-K to grade 5). All on-site and off-site utilities improvements, drop-offs, parking, up-grade to water/sewer services and road improvements as needed.

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%.

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. 00253000, a re-use of the K-8 Prototype, State School "E-1" (to relieve North Miami, Biscayne Gardens and Oak Grove Elementary Schools and to replace North Miami Middle School), in the total amount of \$34,223,084 which includes building and site cost, and a contingency in the amount of \$834,709; and
- b) execute the contract effective immediately for the initially funded Phase I amount of \$20,000,000, and execute a second contract with the effective date of July 1st, 2007 for Phase 2 for the remaining GMP balance of \$14,223,084.