

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
PIRTLE CONSTRUCTION COMPANY
PROJECT NO. 00138600
MODULAR CLASSROOM ADDITION (12-PACK)
WILLIAM LEHMAN ELEMENTARY SCHOOL
10990 SW 113 PLACE, MIAMI, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

At its meeting of July 14, 2004 (Item E-21), 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.

Since 1999, the Board has leased 8.11 acres of land from Miami-Dade County (County) to site William Lehman Elementary School. The lease provides that no additions may be constructed by the District without the approval of the County. After conducting a Facilities Review, the County indicated that such an approval would be forthcoming, subject to the lease agreement being amended to address certain issues related to the American with Disabilities Act. At its meeting of July 12, 2006 (Item F-15), the Board authorized an amendment to the lease agreement to comply with this request. It is anticipated that the Miami-Dade Board of County Commissioners will approve the lease agreement at its next available meeting.

The GMP for Modular Classroom Addition, by the Construction Manager, Pirtle Construction Company is \$2,674,587 (contingency included \$127,361). The Project Architect's estimate is \$2,917,992 and the independent cost estimate is \$2,777,651. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit. An additional \$40,500 for "Art in Public Places" is required by the County as a condition of the lease agreement.

Fund Source

Fund 0301 / 0369
Program 1203
Location 2897

Description

This project is for a new 1-story modular building, consisting of 242 student stations in eleven (11) classrooms and one module for male and female group bathrooms.

This project is scheduled for substantial completion within 180 calendar days from the Notice to Proceed, which is contingent upon final approval of the lease amendment by the Miami-Dade Board of County Commissioners.

The Project Architect, Wolf berg 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. 00138600, Modular Classroom Addition, William Lehman Elementary School, in the total amount of \$2,674,587 which includes building cost, site cost and a contingency in the amount of \$127,361, contingent upon approval of the lease amendment by The Miami-Dade Board of County Commissioners; and
- 2) authorize staff to expend \$40,500 for Art in Public Places in a manner compliant with the amended lease agreement.

JA/nc