

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
JAMES B. PIRTLE CONSTRUCTION COMPANY d/b/a  
PIRTLE CONSTRUCTION COMPANY  
PROJECT NO. 00252701  
SITE MITIGATION PACKAGE  
STATE SCHOOL "P-1" (A RE-USE OF THE K-8 PROTOTYPE)  
(TO RELIEVE EUGENIA B. THOMAS ELEMENTARY SCHOOL)  
MIAMI-DADE COUNTY, FLORIDA**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO  
STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES**

At its meeting of January 17, 2007, the Board commissioned James B. Pirtle Construction Company, Inc., d/b/a Pirtle Construction Company (Pirtle) as Construction Management (CM) At-Risk firm for the New State School "P-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 an initial site mitigation pullout package to precede a subsequent building package.

The GMP agreed to by Pirtle for this site mitigation package is \$3,074,755 (contingency included of \$146,417). The Project Architect's estimate for this project is \$4,602,370, and the independent cost estimate is \$3,400,685. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, overhead and profit.

Fund Source

Fund	0331
Program	0861
Location	0122

Description

The scope of work for this site mitigation package includes, but is not limited to, de-mucking of the entire site, backfill and grading, and excavation of an on-site drainage lake.

This project is scheduled for substantial completion within 90 calendar days from the issuance of permits from South Florida Water Management District (SFWMD) and DERM (Note: Given the existence of wetlands on this site, the CM may not begin work until permits have been issued by SFWMD and DERM).

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

The Principals/Owners of Pirtle Construction Company are James B. Pirtle and Michael S. Geary. The office is located at 4740 Davie Road, Davie, Florida 33314.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida approve the GMP for Pirtle Construction Company for the Site Mitigation Package, Project No. 00252701, at State School "P-1" (a re-use of the K-8 prototype) in the amount of \$3,074,755, which includes a contingency in the amount of \$146,417.

JA/nc