

Office of School Facilities  
Jaime G. Torrens, Temporary Chief Facilities Officer

**SUBJECT:           APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
                      PIRTLE CONSTRUCTION COMPANY  
                      PROJECT NO. 00262400  
                      ADA, RENOVATIONS AND MAJOR PAINT  
                      DEVON AIRE ELEMENTARY SCHOOL  
                      10501 SW 122 AVENUE, MIAMI, FLORIDA**

**COMMITTEE:           FACILITIES AND CONSTRUCTION REFORM**

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

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 ADA renovations and major paint project, by the Construction Manager, Pirtle Construction Company is \$ 1,380,624 integrated and running concurrent with the modular building projects (owner's contingency included \$125,511). The Project Architect's estimate is \$ 1,419,890 and the independent cost estimate is \$ 1,450,087. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, overhead and profit.

Fund Source

Fund	0389
Program	1947
Location	1331

Description

This project is for ADA corrections in the existing classroom buildings with associated remodeling and renovations and the major paint for the entire facility.

This project is scheduled for substantial completion within 150 calendar days from Board award date, or on September 15, 2007.

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, approve the GMP for Pirtle Construction Company, Project No. 00262400, ADA Renovations and Major Paint, Devon Aire Elementary School, in the total amount of \$ 1,380,624 which includes building cost, site cost and owner's contingency in the amount of \$ 125,511.

JA/hc