

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

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
JAMES B. PIRTLE CONSTRUCTION COMPANY d/b/a
PIRTLE CONSTRUCTION COMPANY
PROJECT NO. 00252700
NEW 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 as CM-at-Risk firm for the "new State School "P-1". This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP for the new State School "P-1 " by the Construction Manager, Pirtle Construction Company is \$ 32,338,687 (owner's contingency included \$ 1,157,101). The Project Architect's estimate is \$ 40,547,721. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund	0331
Program	2842
Location	0122

Description

This project consists of the construction of a new, K-8 prototype to house 1088 elementary and 554 middle schools students (a total of 1642 student stations), on a 9.81 acre site in the Doral area.

It also includes all on-site and off-site utilities, grading, new roads, road improvements, signalization, parent and bus drop-offs, parking, playfields, hard courts, landscaping and related improvements.

This project is scheduled for substantial completion within 456 calendar days from the issuance of the Notice To Proceed.

The Project Architect, Zyscovich, Inc. 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. 00252700, New State School "P-1" (a re-use of the K-8 prototype) in the amount of \$32,338,687 which includes site cost and an owner's contingency in the amount of \$ 1,157,101. The amount of \$ 1,900,000 will be funded in Fiscal Year 2006-07 and \$ 30,438,687 will be funded in Fiscal Year 2007-08.

JA/nc