

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

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
PIRTLE CONSTRUCTION COMPANY
FOR STATE SCHOOL "LLL-1" – INTERNATIONAL STUDIES
PREPARATORY ACADEMY (ISPA) @ GABLES
(RELIEF FOR CORAL GABLES SENIOR HIGH SCHOOL)
1570 MADRUGA AVENUE
CORAL GABLES, FLORIDA
BID PACKAGE #2 - PROJECT NO. 00254302
STRUCTURAL MODIFICATIONS AND LONG LEAD ITEMS**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

**LINK TO
STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY / STABILITY**

At its meeting of October 13, 2010 (Item F-22), the Board commissioned Pirtle Construction Company as the Construction Management (CM) At-Risk firm for State School "LLL-1" - International Studies Preparatory Academy (ISPA) @ Gables (relief for Coral Gables Senior High School). This contract provides for construction services to the Board at a Guaranteed Maximum Price (GMP).

Description

The District previously acquired a five-story office building located at 1570 Madruga Avenue, Coral Gables, to serve as the site of State School "LLL-1", a new senior high school for international studies. This facility is being converted to serve approximately 600 students in grades 9 through 12. In addition to the study of standard subject areas in English, this school will provide students with an international curriculum which emphasizes studying in other world languages.

The first phase of this project (Bid Package #1 - Demolition Package) is currently underway. The balance of the project consists of two additional bid packages. This item recommends award of Bid Package #2 which includes, but is not limited to, the following scope of work:

- Retrofitting building structural components and MEP systems, including purchase of long lead items.

Staff is finalizing negotiation of the GMP with Pirtle Construction Company, for Bid Package #2 (Structural Modifications and Long Lead Items). This GMP contract will cover all required work and include subcontracts, materials, contingency, general conditions, bond, and overhead and profit. Upon conclusion of negotiations, relevant information and the final version of this Item will be provided to the Board by no later than the day before the Facilities and Construction Reform Committee meeting.

It is anticipated that the third and final Bid Package will be submitted for award at the Board's January 2011 meeting.

Fund Source

Project 00254302

Fund	385000
Object	563000
Program	28500000
Function	740000
Location	1701300

The Principal/Owner designated to be directly responsible to the Board for Pirtle Construction Company is Mike Geary. This firm is located at 5700 Griffin Road, Suite 200, Davie, Florida 33314.

RECOMMENDED: That The School Board of Miami-Dade County, Florida approve the GMP contract for Pirtle Construction Company at State School "LLL-1" – International Studies Preparatory Academy (ISPA) @ Gables (relief for Coral Gables Senior High School) Bid Package #2 – Project No. 00254302 (Structural Modifications and Long Lead Items).

IC/nc