

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).

The GMP agreed to by the Construction Manager, Pirtle Construction Company for Bid Package II, Project No. 00254302 (Structural Modifications and Long Lead Items) is \$2,235,828, including contingency of \$106,468. The Project Architect's estimate is \$2,275,976 and the independent cost estimate is \$2,310,000. This GMP contract will cover all required work and include subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

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

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.

REVISED

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Fund Source

Fund 385000
Object 563000
Program 28500000
Function 740000
Location 1701300

This project is scheduled for substantial completion on April 4, 2011, which is 111 calendar days from Board approval date.

Staff and the Project Architect, R.J. Heisenbottle Architects, P.A recommended approval of the GMP.

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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) in the amount of \$2,235,828 which includes a contingency in the amount of \$106,468.

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