

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 #3 – PROJECT NO. 00254300
BUILDING RENOVATION AND SITEWORK PACKAGE**

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 (Pirtle) 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 Pirtle for Bid Package #3 - Project No. 00254300 (Building Renovation and Site Work Package) is \$7,171,559, including a contingency of \$325,076. The Project Architect's estimate is \$7,623,414 and the independent cost estimate is \$7,355,586. This GMP contract covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Description

This is the third and final Bid Package to be awarded for the conversion of a five-story office building located at 1570 Madruga Avenue, Coral Gables, purchased by the District to serve as the site of State School "LLL-1", a new senior high school for international studies.

The scope of work for this final bid package includes, but is not limited to, the following:

- Remodeling and renovation of the building exterior and interior for new classrooms, administration, media center, food service, dining and other ancillary spaces.
- All related on-site and off-site improvements, drop-offs, parking, perimeter fencing, landscaping and irrigation.

Fund Source

Fund 385000
Object 563000
Program 28500000
Function 740000
Location 1701300

This project is scheduled for substantial completion on June 30, 2011, which is 169 calendar days from Board approval.

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

The Principal/Owner designated to be directly responsible to the Board for Pirtle 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 #3 – Project No. 00254300 (Building Renovation and Sitework Package) in the amount of \$7,171,559, which includes a contingency in the amount of \$325,076.

IC/nc