

Facilities Planning and Construction
Suzanne A. Marshall, Chief Facilities Officer (Construction)

**SUBJECT: APPROVAL OF GMP (GUARANTEED MAXIMUM PRICE) FOR
JAMES B. PIRTLE CONSTRUCTION
PROJECT NO. A-0775B-CM - NEW CONSTRUCTION
PROJECT NO. A-0775C-CM - REMODELING AND RENOVATIONS
NORTH BEACH ELEMENTARY SCHOOL
4100 Prairie Avenue, Miami Beach, Florida**

At its meeting of June 21, 2000, the Board commissioned James B. Pirtle Construction Company, Inc. as CM-at-Risk for North Beach Elementary School. This contract provides for construction services to the Board and a Guaranteed Maximum Price for construction.

Project No. A-0775B-CM - New Construction

The Guaranteed Maximum Price (GMP) by the Construction Manager, James B. Pirtle Construction Company, Inc. is in the sum of \$4,212,109 (contingency of \$159,752 is included). This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

REVISED

Fund Source

Fund 0301 - Impact Fees - East
Program 2172 - North Beach Elementary Project
Location 3741

Description

This project is for a new parent and bus drop-off, parking lot expansion, new playfields, new classroom wing, new media center and various safety-to-life upgrades.

This project is scheduled for substantial completion within 630 calendar days from the date of commencement.

REVISED

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Project No. A-0775C-CM - Remodeling and Renovations

The Guaranteed Maximum Price (GMP) by the Construction Manager, James B. Pirtle Construction Company, Inc. is in the sum of \$1,354,479 (contingency of \$47,718 is included). This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund 0346 - PECO 1992-96
Program 2172 - North Beach Elementary Project
Location 3741

Description

This project is for parking, existing bathrooms, and auditorium renovations at North Beach Elementary. It also includes partial window replacement, drainage and electrical upgrades.

This project is scheduled for substantial completion within 630 calendar days from the date of commencement.

Total Combined GMPs

The combined GMPs (\$5,566,588) for both projects are 9.5% below the independent cost estimates (\$6,155,471).

The Project Architect, Giller & Giller, Inc. and staff recommended approval of the Guaranteed Maximum Price (GMP).

The Principal/Owner of James B. Pirtle Construction Company, Inc. is Mr. James B. Pirtle.

RECOMMENDED: That The School Board of Miami-Dade County, Florida approve GMP for James B. Pirtle Construction Company, Inc., Project No. A-0775B-CM, New Construction, in the amount of \$4,212,109, which includes a contingency in the amount of \$159,752 and Project No. A-0775C-CM, Additions, Remodeling and Renovations, in the amount of \$1,354,479, which includes a contingency in the amount of \$47,718, North Beach Elementary School. Total amount of combined GMPs \$5,566,588.

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