

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

**SUBJECT: APPROVAL OF GMP (GUARANTEED MAXIMUM PRICE) FOR  
JAMES B. PIRTLE CONSTRUCTION COMPANY, INC.  
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.

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) and is 65.3% under the independent cost estimate of \$2,238,778. 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.

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-0775C-CM, Additions, Remodeling and Renovations, North Beach Elementary School, in the amount of \$1,354,479, which includes a contingency in the amount of \$47,718.

SAL/nc