

March 25, 2002

Business Operations
Joe Arriola, Chief Business Officer

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP) FOR
PIRTLE CONSTRUCTION COMPANY
RELOCATABLE CLASSROOMS
PROJECT NO. A0825**

At its meeting January 16, 2001, the Board commissioned Pirtle Construction Company as the CM @ Risk for the relocatable classroom replacement project. This GMP phase provides for the purchase of 35 modular classrooms or conventional construction for two facilities, Felix Varela Senior High (24) and South Dade Senior High (11). The District has three options to meet the demands of the student population for Felix Varela Senior and South Dade Senior; Option No. 1 – Move Existing Relocatable Classrooms, Option No. 2 - Purchase Modular Units and Option No. 3 – Site-Build the Units With Conventional Construction.

Option No. 1 - Move existing relocatables from other facilities. A number of these relocatables are over 20 years old and will require substantial repairs prior to occupancy. The cost is estimated at 1.4 million dollars plus covered walkways and repairs.

Option No. 2 - Purchase and deliver a total of (35) classrooms: (24) to Felix Varela Senior and (11) to South Dade Senior. The same amount of unsatisfactory Portables would be removed from service at other facilities with the delivery of the new modular classrooms to meet the requirements of the Florida Statute (A list of these portables is attached).

The negotiated lump sum fee for the purchase of the 35 units is \$4,726,710. This fee includes the cost to purchase the units and contingency in the amount of \$75,000. The total square footage for these units is 36,825. The total cost for the purchase of these units is \$ 126.32 per square foot.

Option No. 3 – Site-build a total of 35 classrooms: 24 to Felix Varela Senior and 11 to South Dade Senior. The same amount of unsatisfactory portables would be removed from service at other facilities with the delivery of the new modular classrooms to meet the requirements of the Florida Statute (A list of these portables is attached).

The negotiated lump sum fee to site-build of the 35 classroom units is \$ 3,500,000. This fee includes the cost to build the units using conventional construction and contingency in the amount of \$150,000. The total square footage for these units is 36,825. The total cost to site-build the units using conventional construction \$ 96.00 per square foot.

By site-building the modules as conventional construction the District can save as much as \$ 1,226,710 on the construction cost for the 35 units. If we were to purchase as many as 100 units the District could save as much as \$ 3,500,000 in the construction of the units.

Fund Source

Fund 0330 – C.O.P.S.
Program 1202 – Portable Improvements
Location 9109

RECOMMENDED: That The School Board of Miami-Dade County, Florida, approve the GMP for Pirtle Construction Company, Project No. A0825-CM, Relocatable Classrooms, Option No. 3, Site-Build the Units with Conventional Construction of 35 classroom units in the amount of \$3,500,000 which includes a contingency in the amount of \$150,000. This option complies with Florida statutes.

JA:ph

TENTATIVE RELOCATABLE LIST FOR FELIX VARELA SENIOR HIGH SCHOOL

<u>Fish Number</u>	<u># of Classrooms</u>	<u>Year Built</u>	<u>Releasing Site</u>
68-0020	2	1940	Miami Agri School North, Turner Tech
69-0108	1	1940	Miami Agri School North, Turner Tech
69-0107	1	1940	Miami Agri School North, Turner Tech
69-0109	1	1940	Miami Agri School North, Turner Tech
69-0104	1	1940	Miami Park Elementary
69-0105	1	1940	Miami Park Elementary
69-0106	1	1940	Miami Park Elementary
69-0128	1	1940	Miami Shores Elementary
69-0125	1	1940	Miami Shores Elementary
69-0124	1	1940	Miami Shores Elementary
69-0117	1	1940	Miami Shores Elementary
69-0062	1	1940	Royal Green Elementary
69-0076	1	1940	Miami Sunset Senior
69-0131	1	1940	Miami Sunset Senior
69-0013	1	1940	Riviera Middle
69-0154	1	1940	Riviera Middle
69-0012	1	1940	Riviera Middle
69-0046	1	1940	Bent Tree Elementary
69-0074	1	1940	Bent Tree Elementary
69-0044	1	1940	Bent Tree Elementary
65-0039	1	1970	West Homestead Middle
65-0040	1	1970	West Homestead Middle
69-0091	1	1940	Gulfstream Elementary
69-0092	1	1940	Gulfstream Elementary
68-0013	2	1940	Redondo Elementary
69-0188	1	1940	Redondo Elementary
69-0189	1	1940	Redondo Elementary
69-0191	1	1940	Redondo Elementary
69-0192	1	1940	Redondo Elementary
68-0005	2	1940	Hialeah Senior
69-0084	1	1940	Hialeah Senior
69-0085	1	1940	Hialeah Senior

