

Business Operations  
Suzanne A. Marshall, Administrative Director

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
JAMES B. PIRTLE CONSTRUCTION COMPANY  
PROJECT NO. A0825W6861  
PORTABLE CLASSROOM REPLACEMENT  
SOUTHWOOD MIDDLE SCHOOL  
16301 SW 80<sup>th</sup> Avenue, Miami, FL**

**COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION**

At its January 16, 2002 meeting, the Board commissioned Pirtle Construction Company as the CM @ Risk for the portable classroom replacement project. The project was envisioned to replace existing portables deemed unsatisfactory or older than 20 years, in order to meet the requirements of the Florida Statute. The Design Professionals have developed a prototypical design of a 10-pack (9 classrooms plus group toilet) designed with interior corridors and group toilets, to be built on site.

Fund Source (COP)

Fund 0397 - COPS  
Program 1203 – Portable Improvements  
Location 6861 – Southwood Middle School

- A. Site build a total of 9 classrooms at Southwood Middle School (the total gross square footage for these units is 9,472), the same amount of unsatisfactory portables would be removed from service to meet the requirements of the Florida Statute. The negotiated lump sum fee (GMP) to site build the 9 classroom units is \$1,350,000. This fee includes the cost to build the units and the required site cost using conventional construction and a contingency in the amount of \$63,762. The total cost to site build the units using conventional construction is \$135 per square foot, which includes the cost of the site work and contingency. It is estimated that this project will cost \$1,657,809 including the construction and all inspections, etc.
- B. The existing facility contains 1264 permanent satisfactory student stations. The proposed addition will provide an additional 270 student stations. The proposed project facilities list for the addition to Southwood Middle School exceeds the design capacity of the Board approved prototype facilities list by 39 student stations. Upon completion of this addition, the permanent facility will house a total of 1534 student stations.

**REVISED**

**E - 43**

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida:

- a) approve the GMP for Pirtle Construction Company, Project No. A0825W6861, Portable Classrooms Replacement. Site-Build 9 classroom units for a total amount of \$1,339,000 which includes building cost, site cost and a contingency in the amount of \$63,762 and delete an equivalent number of relocatable classroom buildings from the inventory. This option complies with Florida Statutes; and
- b) approve the project specific facilities list referenced herein. The proposed project facilities list for the addition to Southwood Middle School exceeds the design capacity of the Board approved prototype facilities list by 39.

SCHOOL BOARD APPROVAL DATE 4-12-2000

**FACILITIES LIST FOR MIAMI-DADE DISTRICT**

**Southwood Middle School  
Modular Classroom Building (10 Pack)**

Grades 6-8

Project #:A-0828WCM6861

Utilization 90%

Student Stations: 270  
Design Capacity: 243

FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu. Sta Unit	Stu. Sta Total
<b><u>English</u></b>						
020	3	Classroom	750	2,250	30	90
<b><u>Mathematics</u></b>						
020	3	Classroom	750	2,250	30	90
<b><u>Social Studies</u></b>						
020	3	Classroom	750	2,250	30	90
<b><u>Other Areas</u></b>						
815/816	2	Student Restrooms	205	410		
<b><u>Custodial</u></b>						
331	1	Service Closet	30	30		
		Sub-Total Net		7,190		270
		Mechanical		152		
		TOTAL NET		7,342		
		Circulation, walls, etc. @ 32% of total net		2,349		
		<b>TOTAL GROSS</b>		<b>9,691</b>		

**NOTE:** The percentages shown for mechanical and circulation are those noted by SREF as "recommended" and are included here as examples only. The Board makes no representation that such percentages are correct or achievable for any specific design. The Architect of Record, Design Builder, Contractor, or any other party is specifically cautioned to utilize only the actual square footage as designed for a specific facility and not to utilize these examples for estimates, scheduling, design or any other purpose involving actual projects.

MEMORANDUM

August 18, 2002

(REVISED)

TO: Mr. Peter De La Horra, Executive Director  
Office of Capital Improvement Projects

FROM: Ignacio Palacio, Director  
Department of Relocatable and Special Projects

SUBJECT: **DISTRICTWIDE RELOCATABLE REPLACEMENT PROGRAM  
SOUTHWOOD MIDDLE SCHOOL**

Per your request, the following relocatable classrooms are candidates for removal from the District's inventory if the new modular concept is implemented at Southwood Middle School. This is a tentative list and is subject to further review based on District priorities.

<u>Fish Number</u>	<u># of Classrooms</u>	<u>Year Built</u>	<u>Releasing Sites</u>
68-0003	2	1940	Southwood Middle
69-0091	1	1940	Gulfstream Elementary
69-0092	1	1940	Gulfstream Elementary
69-0189	1	1940	Redondo Elementary
68-0005	2	1940	Hialeah Senior
69-0084	1	1940	Hialeah Senior
69-0085	1	1940	Hialeah Senior

If further information is needed, please call me at 305-995-7965 .

Ignacio A. Palacio IAP

IAP:iap:3032revised

- cc: Dr. George Koonce  
Ms. Suzanne Marshall  
Mr. Michael McNeal  
Ms. Carol Cortes  
Mr. Henry A. Ferrer  
Mr. Freddie Woodson  
Mr. Robert Brown  
Mr. Francis Hoar  
Mr. John Gilbert  
Mr. Kenneth Rogers  
Dr. Michael Wagner  
Mr. Carlos Hevia

REVISED