

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 80th 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.

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.

SAM:pdh

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
<u>English</u>						
020	3	Classroom	750	2,250	30	90
<u>Mathematics</u>						
020	3	Classroom	750	2,250	30	90
<u>Social Studies</u>						
020	3	Classroom	750	2,250	30	90
<u>Other Areas</u>						
815/816	2	Student Restrooms	205	410		
<u>Custodial</u>						
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		
		TOTAL GROSS		9,691		

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 5, 2002

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 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>
69-0091	1	1940	Gulfstream Elementary
69-0092	1	1940	Gulfstream 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

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

Ignacio A. Palacio IAP

IAP:iap:3032

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