

Business Operations
J.E. Surash, P.E., Chief Business Officer

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
JAMES B. PIRTLE CONSTRUCTION CO., INC.
PROJECT NO. A0825S0091CM
PORTABLE CLASSROOM REPLACEMENT – PHASE I
BOB GRAHAM EDUCATIONAL CENTER
15901 NW 79 AVENUE, MIAMI, FL 33016**

COMMITTEE: FACILITIES MANAGEMENT

At its meeting of January 16, 2002, the Board commissioned James B. Pirtle Construction Co., Inc. as CM-at-Risk for the "Portable Classroom Replacement" program which includes the construction of a modular building at Bob Graham Educational Center. 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 Co., Inc. is in the sum of \$ 970,213 (contingency included \$23,664) and is 5.9% over the independent cost estimate of \$916,154 (contingency of \$0.00 included). This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund 0305 Classrooms First
Program 2788 New Elementary #6 "C"
Location 0091

Description

This project consists of phase one of a two phase project that is for the construction of an 11 classroom building, 2 group bathrooms, a covered walkway, utility connections and other site adaptation items as required. Phase I will consist of the 11 classroom building and 2 group bathrooms. Phase 2 will consist of the balance of the items listed above.

It is necessary to construct this project in two phases because there is less than the usual time available after this school was identified to open in the fall of 2004. Awarding the GMP for the building at this meeting will permit the contractor to start construction of the prototype building while the drawings for the site work are being completed. The GMP for the second phase of construction will be brought to a subsequent School Board meeting for approval.

**REPLACEMENT
E - 23**

This project is scheduled for substantial completion within 150 calendar days from the Notice to Proceed.

The Project Architect, Spillis Candela/DMJM and staff recommended approval of the Guaranteed Maximum Price (GMP).

The Principal/Owner of James B. Pirtle Construction Co., Inc. is Mr. James B. Pirtle. This company is located at 4740 Davie Road, Davie, Florida 33314.

M/WBE Eligibility

None

RECOMMENDED: That The School Board of Miami-Dade County, Florida approve the GMP for James B. Pirtle Construction Co., Inc., Project No. A0825S0091CM, Portable Classrooms Replacement - Phase I, in the total amount of \$970,213 which includes building cost and a contingency in the amount of \$23,664.

JA/nc