

Office of School Facilities  
Jaime G. Torrens, Chief Facilities Officer

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
PIRTLE CONSTRUCTION COMPANY AT  
LEEWOOD ELEMENTARY SCHOOL  
10343 SW 124 STREET, MIAMI, FLORIDA**

- 1) PROJECT NO. 00409100  
MODULAR ADDITION – K - 8 CONVERSION
- 2) PROJECT NO. 00467300  
NEW CAFETERIA, PE SHELTER, COURTS AND PLAYFIELD

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO  
STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES**

At its meeting of July 14, 2004 (Item E-21), the Board commissioned Pirtle Construction Company as CM-at-Risk firm for "one, two or more story prototype additions at various sites". This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMPs for Modular Addition – K-8 Conversion Project and New Cafeteria, PE Shelter, Courts and Playfield Project at Leewood Elementary School by the Construction Manager, Pirtle Construction Company are \$6,733,943 (owner's contingency included \$574,000) and \$3,985,334 (owner's contingency included \$176,000), respectively. The Project Architect's estimates are \$6,778,175 and \$5,066,599 and the independent cost estimates are \$6,888,105 and \$4,276,647, respectively. These GMPs cover all required work and include subcontracts, materials, contingency, general conditions, bond, overhead and profit.

Fund Source

|          |      |
|----------|------|
| Fund     | 0399 |
| Program  | 2097 |
| Location | 2881 |

**REPLACEMENT  
F - 40**

Description

The K-8 conversion adds design capacity of 357 student stations comprised of PE, foreign language, science, ESE, art laboratory, music, computer and 12 intermediate classrooms and an administrative suite.

The New Cafeteria, PE Shelter, Courts and Playfield project adds a new cafeteria for the existing facility, new athletic courts, playfields, service yard, parking expansion, irrigation, landscaping, flammable storage and electrical service upgrade.

These projects are scheduled for substantial completion on January 20, 2009, which is 427 calendar days from Board approval date.

Staff and the Project Architect, Spillis Candela DMJM recommend approval of the GMP.

The Principal/Owner of Pirtle Construction Company is Mr. James Pirtle. This firm is located at 4740 Davie Road, Davie, Florida 33314.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, approve the GMPs for Pirtle Construction Company at Leewood Elementary School for:

- 1) Project No. 00409100, Modular Addition - K-8 Conversion in the amount of \$6,733,943 with contingency of \$574,000; and
- 2) Project No. 00467300, New Cafeteria, PE Shelter, Courts and Playfield in the amount of \$3,985,334 with contingency of \$176,000.

JA/nc