

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

**SUBJECT:           APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
                      PIRTLE CONSTRUCTION COMPANY  
                      PROJECT NO. 00408900  
                      MODULAR ADDITION – K-8 CONVERSION  
                      VINELAND ELEMENTARY SCHOOL  
                      8455 SW 119 STREET, MIAMI, FLORIDA**

**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 GMP for the Modular Addition – K-8 Conversion Project at Vineland Elementary School by the Construction Manager, Pirtle Construction Company is \$8,528,974 (owner's contingency of \$1,535,000 which includes construction funds for the dining expansion currently in design but to be constructed concurrently). The Project Architect's estimate is \$9,533,737 and the independent cost estimate is \$8,998,607 This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, overhead and profit.

Fund Source

Fund	0399
Program	2352
Location	5671

Description

This project is a K-8 conversion adding design capacity of 357 student stations comprised of PE, foreign language, science, ESE, art laboratory, music, computer and 12 intermediate classrooms as well as an administrative suite, new PE shelter, new hard courts, additional parking, new parent drop-off, electrical service upgrade, improvements to the existing kitchen, dining and stage, landscape, irrigation and a dining room expansion (currently in design).

**REPLACEMENT**

This project is scheduled for substantial completion on November 20, 2008, which is 365 calendar days from Board approval date.

Staff and the Project Architect, Spillis Candela DMJM recommend approval of this 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 GMP for Pirtle Construction Company, Project No.00408900, Modular Addition - K-8 Conversion, Vineland Elementary School, in the amount of \$8,528,974 with a contingency of \$1,535,000 inclusive of a dining expansion currently in design.

JA/nc