

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

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
 JAMES B. PIRTLE CONSTRUCTION COMPANY, INC.
 d/b/a PIRTLE CONSTRUCTION COMPANY
 PROJECT NO. A01106
 A RE-USE OF THE K-8 PROTOTYPE
 NEW STATE SCHOOL "TT-1" (TO RELIEVE CAMPBELL DRIVE
 ELEMENTARY SCHOOL)
 955 SE 18 AVENUE, HOMESTEAD, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

At its meeting of September 5, 2007, the Board re-commissioned James B. Pirtle Construction Company, Inc. d/b/a Pirtle Construction Company as CM-at-Risk firm for "New State School "TT-1, a re-use of the K-8 prototype" (to relieve Campbell Drive Elementary School)", Project No. A01106. This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP for new State School "TT-1" by the Construction Manager, James B. Pirtle Construction Company, Inc. d/b/a Pirtle Construction Company is \$31,695,360 (owner's contingency included \$1,500,000). The Project Architect's estimate is \$39,768,048 and the independent cost estimate is \$39,465,805. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, overhead and profit.

Fund Source

Fund	0399
Program	2750
Location	4031

Description

This project consists of a new K-8 Prototype school designed to house approximately 554 middle school student stations (grades 6-8) and approximately 1,088 elementary school student stations (grades K-5). The scope of work includes, but is not limited to, the following:

REPLACEMENT

F - 30

- Two (2) three-story classroom buildings
- A two-story administration building and media center
- A fine arts building, with cafeteria, and a chiller building
- A P.E. building (including covered P.E. shelter), playfields, playground equipment and hardcourts
- On-site and off-site improvements to include bus and student drop-offs, staff and visitor parking, landscaping, road improvements and traffic signalization utility services, and environmental mitigation.

This project is scheduled for substantial completion no later than July 9, 2009, which is 540 calendar days from Board approval date.

Staff and the Project Architect, Zyscovich, Inc. recommended approval of this GMP.

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

RECOMMENDED: That The School Board of Miami-Dade County, Florida, approve the GMP for James B. Pirtle Construction Co., Inc. d/b/a Pirtle Construction Company, Project No. A01106, New State School "TT-1", A Re-Use of the K-8 Prototype (to relieve Campbell Drive Elementary School), in the total amount of \$31,695,360 which includes a contingency in the amount of \$1,500,000.

JA/nc