

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

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
JAMES B. PIRTLE CONSTRUCTION COMPANY
PROJECT NO. 01138400
CLASSROOM ADDITION
NORMAN S. EDELCUP/SUNNY ISLES BEACH K-8 CENTER
120 NE 59 STREET
MIAMI, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

**LINK TO
STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY / STABILITY**

At its meeting of June 13, 2012, (Item F-22), the Board commissioned James. B. Pirtle Construction Company as the Construction Management (CM) At-Risk firm for the Classroom Addition at Norman S. Edelcup/Sunny Isles Beach K-8 Center. This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction. As the Board may recall, 50% of the cost of this project is funded from a contribution by the City of Sunny Isles Beach, under an Interlocal Agreement authorized by the Board at its meeting of December 14, 2011.

The GMP agreed to by the Construction Manager, James. B. Pirtle Construction Company for the Classroom Addition project is \$3,589,201 (contingency included \$154,615). The Project Architect's estimate is \$3,591,905 and the independent cost estimate is \$3,948,618. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund	391000
Program	28300000
Location	1009200

The scope of work for this project includes, but is not limited to, the following:

- A new classroom addition consisting of twelve (12) intermediate classrooms (264 student stations), student restrooms, staff restroom and ancillary support utility rooms, plus telecommunication, custodial and A/C closets.

- The addition will be built above the 4th level of the parking garage and uses the existing garage stairs, elevator and columns/footings for support.
- In order to satisfy life-safety egress requirements and to improve student circulation to the existing campus, a third exterior stair is also being added. This stair will commence at the courtyard level, then connect to an existing pedestrian walkway on the second level and conclude at the new classroom addition.

This project is scheduled for substantial completion on June 15, 2013 which is 206 calendar days from Board approval date.

Staff and the Project Architect, Wolberg Alvarez and Associates recommend approval of the GMP.

The Principal/Owner of James B. Pirtle Construction Company is Mike Geary This firm is located at 175 SW 7th Street, Suite1900, Miami, FL 33130.

RECOMMENDED: That The School Board of Miami-Dade County, Florida approve the GMP for James. B. Pirtle Construction Company, Project No. 01138400, Classroom Addition, at Norman S. Edelcup/Sunny Isles Beach K-8 Center, in the amount of \$3,589,201 which includes a contingency in the amount of \$154,615.

NB:mh