

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT:            APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
                          CENTEX CONSTRUCTION, LLC  
                          PROJECT NO. 00137500  
                          MODULAR CLASSROOM ADDITION (12-PACK)  
                          HIALEAH-MIAMI LAKES SENIOR HIGH SCHOOL  
                          7977 WEST 12 AVENUE, HIALEAH, FLORIDA**

**COMMITTEE:        FACILITIES AND CONSTRUCTION REFORM**

At its meeting of November 17, 2004, the Board commissioned Centex Rooney Construction Co., Inc. (due to a business re-combination, currently doing business as Centex Construction, LLC) as CM-at-Risk 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 Modular Classroom Addition, by the Construction Manager, Centex Construction, LLC is \$2,022,028 (contingency included \$96,287). The Project Architect's estimate is \$2,022,828 and the independent cost estimate is \$1,815,344. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund            0330 - Section 237.161/162 Loans 2001-02 (Revenue Anticipation Note)  
Program        1203 - Portable Improvements  
Location       7131 - Hialeah-Miami Lakes Sr.

Description

This project is for a new 12-pack modular building consisting of 11 classrooms and one module for male and female group bathrooms and re-routing of underground utilities.

The negotiated completion date for this project, is July 1, 2005.

The Project Architect, Spillis Candela DMJM and staff recommended approval of the GMP.

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The Principal/Owner of Centex Construction, LLC is Morgan King. This firm is located at 6100 Blue Lagoon Drive, Suite 180, Miami, Florida 33126.

M/WBE Eligibility

None

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, approve the GMP for Centex Construction, LLC, Project No. 00137500, Modular Classroom Addition (12-Pack), Hialeah-Miami Lakes Senior High School, in the total amount of \$2,022,028 which includes building cost, site cost and a contingency in the amount of \$96,287.

JA/nc