

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
CENTEX CONSTRUCTION, LLC  
PROJECT NO. 00137300  
MODULAR CLASSROOM ADDITION (14-PACK)  
CHARLES D. WYCHE ELEMENTARY SCHOOL  
5241 NW 195 DRIVE, MIAMI, FLORIDA**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

At its meeting of November 17, 2004, the Board commissioned Centex Rooney Construction Company, 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 \$2,214,558 (contingency included \$105,455). The Project Architect's estimate is \$2,214,636 and the independent cost estimate is \$2,087,830. 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 5991 - Charles David Wyche Elementary

Description

This project is for a new 14-pack modular building consisting of 13 classrooms and one module for male and female group bathrooms, tree relocations and parking lot expansion.

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

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

**F-37**

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. 00137300, Modular Classroom Addition (14-Pack), Charles D. Wyche Elementary School, in the total amount of \$2,214,558 which includes building cost, site cost and a contingency in the amount of \$105,455.

JA/nc