

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT:            APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
                         COASTAL CONSTRUCTION COMPANY  
                         AT  
                         KENSINGTON PARK ELEMENTARY SCHOOL  
                         711 NW 30 AVENUE, MIAMI, FLORIDA  
                         FOR  
                         PROJECT NO. 00147000  
                         MODULAR CLASSROOM BUILDINGS  
                         AND  
                         PROJECT NO. 00147001  
                         RENOVATIONS TO EXISTING FACILITY AND SITE  
                         IMPROVEMENTS**

**COMMITTEE:        FACILITIES AND CONSTRUCTION REFORM**

At its meeting of July 13, 2005, the Board commissioned Coastal Construction Company 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 GMPs for Modular Classroom Addition and Renovations and Site Improvements by the Construction Manager, Coastal Construction Company are \$5,495,073 (contingency included \$499,073) and \$3,949,375 (contingency included \$419,036), respectively, for a combined GMP amount of \$9,444,448. The Project Architect's estimate is \$10,830,394 and the independent cost estimate is \$10,423,260. These GMPs cover all required work and includes subcontracts, materials, contingency, general conditions, bond, overhead and profit.

Fund Source

Fund            0301/0321/0330  
Program        1203  
Location       2661

Description

This project is for a new 2-story, 524 student station modular building, consisting of administration area, teacher planning, two ESE, ten primary, six bilingual and eight intermediate classrooms and bathrooms. The renovations and site improvements include:

new central chiller and electrical plant, PE shelter and storage building, hardcourts, emergency generator, electrical upgrade, PA upgrade, water main extension, parking expansion, portable demolition and field restoration.

This project is scheduled for substantial completion within 365 calendar days from the Notice to Proceed with guaranteed July 12, 2006 delivery of the classroom building.

The Project Architect, Wolfberg Alvarez & Partners and staff recommended approval of the GMP.

The Principal/Owner of Coastal Construction Company is Mr. Tom P. Murphy, Jr. This company is located at 5969 Blue Lagoon Drive, Suite 200, Miami, Florida 33126.

M/WBE Eligibility

None

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, approve the GMPs for Coastal Construction Company, Project No. 00147000, Modular Classroom Addition and Project No. 00147001, Renovations to Existing Facility and Site Improvements at Kensington Park Elementary School, in the amount of \$5,495,073 with contingency of \$499,552 and \$3,949,375 with contingency of \$419,036, respectively.

JA/nc