

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
 CENTEX CONSTRUCTION, LLC
 AT
 JOHN I. SMITH ELEMENTARY SCHOOL
 10415 NW 52 STREET, MIAMI, FLORIDA
 FOR
 PROJECT NO. 00177600
 MODULAR CLASSROOM ADDITION
 AND
 PROJECT NO. 00177601
 RENOVATIONS TO EXISTING FACILITY AND SITE
 IMPROVEMENTS**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

At its meeting of November 17, 2004, the Board commissioned 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 GMPs for Modular Classroom Addition and Renovations and Site Improvements by the Construction Manager, Centex Construction, LLC are \$5,549,775 (contingency included \$504,525) and \$1,287,080 (contingency included \$117,007), respectively, for combined GMP amount of \$6,836,855. The Project Architect's estimate is \$6,576,239 and the independent cost estimate is \$6,982,228. These GMPs cover all required work and includes subcontracts, materials, contingency, general conditions, bond, overhead and profit.

Fund Source

Fund 0302/0396
Program 1203
Location 5101

Description

This project is for a new 2-story, 440 student station modular building consisting of 20 intermediate classrooms and bathrooms. The renovations and site improvements include: upgrade of existing building drainage, new walkways with covered section at parent drop-off being built by the City of Doral adjacent to the school site, correct unsuitable soil conditions and build new parking lot.

This project is scheduled for substantial completion within 287 calendar days from the Notice to Proceed, with guaranteed July 9, 2006 building delivery.

The Project Architect, Architektnics Architects & Planners and staff recommended approval of the GMP.

The Principal/Owner of Centex Construction, LLC is Mr. Morgan King. This company 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 GMPs for Centex Construction, LLC, Project No. 00177600, Modular Classroom Addition and Project No. 00177601, Renovations to Existing Facility and Site Improvements at John I. Smith Elementary School, in the amount of \$5,549,775 with contingency of \$504,525 and \$1,287,080 with contingency of \$117,007, respectively.

JA/nc