

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT:           APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
                      JAMES A. CUMMINGS, INC.  
                      PROJECT NO. A0725  
                      NEW MIDDLE SCHOOL PROTOTYPE  
                      STATE SCHOOL "MM-1"  
                      (RELIEF FOR JOSE MARTI MIDDLE AND HENRY H. FILER MIDDLE  
                      SCHOOLS)  
                      NW 92 AVENUE & 119 STREET, MIAMI, FLORIDA**

**PROJECT NO. A01020  
                      NEW MIDDLE SCHOOL PROTOTYPE  
                      STATE SCHOOL "UU-1"  
                      (RELIEF FOR PAUL W. BELL MIDDLE, W.R. THOMAS MIDDLE AND  
                      HOWARD A. DOOLIN MIDDLE SCHOOLS)  
                      SW 26 STREET (CORAL WAY) & 152 AVENUE, MIAMI, FLORIDA**

**PROJECT NO. A01026  
                      NEW MIDDLE SCHOOL PROTOTYPE  
                      STATE SCHOOL "PP-1"  
                      (RELIEF FOR NORLAND MIDDLE AND PARKWAY MIDDLE  
                      SCHOOLS)  
                      NE 207 STREET & 2 AVENUE, MIAMI, FLORIDA**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

At its meeting of August 17, 2005, the Board commissioned James A. Cummings, Inc. as CM-at-Risk firm for the "new middle school prototype" projects for three sites; S/S "MM-1", S/S "UU-1" and S/S School "PP-1". This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The combined GMP for the new middle school prototype projects for three sites; S/S "MM-1", S/S "UU-1" and S/S "PP-1" by the Construction Manager, James A. Cummings, Inc. is \$103,393,006 (contingency included \$2,275,408). The Combined Project Architect's estimate is \$115,550,000 and the combined independent cost estimate is \$114,949,918. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

## Description of Project

This GMP includes the construction of three new middle school prototype projects including site and off-site development work. The following is a summary breakdown for each school.

### State School "MM-1"

#### Fund Source

Fund	0398
Program	2756
Location	6751

#### Description

State School "MM-1" (to relieve Jose Marti Middle and Henry H. Filer Middle Schools).

This project is scheduled for substantial completion within 574 calendar days from Board award date.

### State School "UU-1"

#### Fund Source

Fund	0398
Program	2778
Location	6052

#### Description

State School "UU-1" (to relieve Paul W. Bell Middle, W.R. Thomas Middle and Howard A. Doolin Middle Schools).

This project is scheduled for substantial completion within 574 calendar days from Board award date.

### State School "PP-1"

#### Fund Source

Fund	0398
Program	2772
Location	6023

Description

State School "PP-1" (to relieve Norland Middle and Parkway Middle Schools).

This project is scheduled for substantial completion within 574 calendar days from Board award date.

Location	GMP	Owner's Contingency	Independent Estimate	Cost	Project Architect Estimate
State School "MM-1"	\$34,893,847	\$ 769,827	\$ 39,008,676		\$ 39,430,000
State School "UU-1"	\$34,995,606	\$ 770,345	\$ 39,553,498		\$ 39,640,000
State School "PP-1"	\$33,503,553	\$ 735,236	\$ 36,387,744		\$ 36,480,000
<b>Total GMP</b>	<b>\$103,393,006</b>	<b>\$2,275,408</b>	<b>\$114,949,918</b>		<b>\$115,550,000</b>

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

The Principal/Owner of James A. Cummings, Inc. is Mr. James Cummings. This company is located at 2101 Centrepark West Drive, Suite 160, West Palm Beach, Florida 33409.

This project was bid with M.B.E. subcontracting assistance levels of 18% African-American and 6% women. The recommended contractor will submit M/WBE subcontractors as participants in this project which will be reviewed and monitored for compliance with overall M/WBE assistance levels of 24%.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, approve the GMP for James A. Cummings, Inc., New Middle School Prototype Projects, Project No. A0725, State School "MM-1", Project No. A01020, State School "UU-1" and Project No. A01026, State School "PP-1" in the total combined amount of \$103,393,006 which includes a contingency in the amount of \$2,275,408.

JA/nc