

Office of School Facilities  
Jaime G. Torrens, Temporary Chief Facilities Officer

**SUBJECT:           APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
                      MAGNUM CONSTRUCTION MANAGEMENT CORP. (MCM)  
                      PROJECT NO. 00155400  
                      MAJOR PAINT PROJECT AT  
                      JOSE DE DIEGO MIDDLE SCHOOL  
                      MIAMI-DADE COUNTY, FLORIDA**

**COMMITTEE:           FACILITIES AND CONSTRUCTION REFORM**

**LINK TO  
STRATEGIC PLAN:       IMPROVE CONSTRUCTION SERVICES**

At its meeting of April 18, 2007, the Board commissioned Magnum Construction Management Corp. (MCM) as Construction Management (CM) At-Risk firm for the Major Paint project at Jose De Diego Middle School ("the School"). The CM contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for completion of the Major Paint project.

The GMP agreed to by MCM for the Major Paint project at the School is \$604,207, plus a project contingency of \$30,210 (a total GMP of \$634,417). The independent estimate for this project is \$602,511 (exclusive of a project contingency amount). This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Consideration and approval of this item are contingent upon approval by the Board of the proposed settlement of the water intrusion litigation recommended under separate Board Item (G-6 on this agenda). The recommended award of this GMP is an integral part of the proposed settlement of the water intrusion litigation related to the School.

Fund Source

Fund	0370
Program	1512
Location	6361

Description

The scope of work for this regularly scheduled Major Paint maintenance project includes, but is not limited to, interior and exterior surface preparation (including all necessary stucco and plaster repairs, caulking, pressure cleaning of exterior areas, etc.) and painting of the School's interior and exterior components as stipulated by the parties.

The work is scheduled to begin on June 1, 2007 and end on September 30, 2007. However, MCM has agreed to have all the student occupied areas and administrative spaces completed prior to the start of the August 2007 school year.

The Principal/Owner of MCM is Mr. Jorge Munilla. The firm is located at 6201 S.W. 70 Street, Miami, Florida 33143.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, approve the GMP for Magnum Construction Management, Corp., for the Major Paint project at Jose De Diego Middle School, Project No. 00155400, in the total amount of \$634,417, which includes a project contingency in the amount of \$30,210.

JA/nc