

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

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
SKANSKA USA BUILDING, INC.  
PROJECT NO. A0101302  
PHASE III OF THE NEW ADDITIONS, REMODELING AND  
RENOVATIONS PROJECT AT  
MIAMI CENTRAL SENIOR HIGH SCHOOL  
1781 NW 95 STREET, MIAMI, FLORIDA**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

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

At its meeting of May 10, 2006 (Item F-27), the Board commissioned Skanska USA Building, Inc. as CM-at-Risk firm for "Phases II, III, and IV of the new additions, remodeling and renovations project at Miami Central Senior High School", Project No. A0101302. This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP for Phase III of the New Additions, Remodeling and Renovations Project at Miami Central Senior High School by the Construction Manager, Skanska USA Building, Inc. is \$14,770,212 (owner's contingency included \$588,484). The Project Architect's estimate is \$14,255,460 and the independent cost estimate is \$15,028,186. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, overhead and profit.

Fund Source

Fund	0398
Program	2642
Location	7251

Description

This scope of work for this phase of the project includes, but is not limited to the following:

- A new two story Administration/Classroom building which will serve as the focal point of this multi-phase construction project for the re-designed campus. This new facility will consist of approximately 48,000 square feet and includes 457 student stations.

- The school's existing gymnasium will be converted into a state-of-the art Media Center (including a CCTV production center). The areas surrounding the new library's central stacks will be utilized for classrooms, offices and labs. In addition, a second-floor mezzanine will be added to the existing facility to provide the students with studio production space. This new Media Center will include 25 student stations.
- Site improvements will include 68 staff parking spaces, as well as bus and parent drop-offs and pick-up areas.

This project is scheduled for substantial completion on March 1, 2009, which is 501 calendar days from Board approval date.

The Project Architect, MC Harry & Associates, Inc. and staff recommended approval of the GMP.

The Principal/Owner of Skanska USA Building, Inc. is Mr. John Cammack. This firm is located at 1815 Griffin Road, Suite 204, Dania Beach, Florida 33004.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, approve the GMP for Skanska USA Building, Inc., Project No. A0101302, Phase III of the New Additions, Remodeling and Renovations, Miami Central Senior High School, in the total amount of \$14,770,212 which includes a contingency in the amount of \$ 588,484.

JA/nc