

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

**SUBJECT:           APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
                      G.T. McDONALD ENTERPRISES, INC.  
                      PROJECT NO. 00305800  
                      PHASE V – NEW BUILDING  
                      YOUNG MEN'S PREPARATORY ACADEMY AT  
                      BUENA VISTA COMPLEX  
                      3001 NW 2 AVENUE, MIAMI, FLORIDA**

**COMMITTEE:           FACILITIES AND CONSTRUCTION REFORM**

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

At its meeting of July 12, 2006, the Board commissioned G.T. McDonald Enterprises, Inc. as CM-at-Risk firm for "deferred maintenance package #28, renovations and general repairs at Young Men's Preparatory Academy", Project No. 00305800. This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP for Phase V New Building at Young Men's Preparatory Academy by the Construction Manager, G.T. McDonald Enterprises, Inc. is \$5,710,000 (contingency included \$260,000). The Project Architect's estimate is \$5,859,814 and the independent cost estimate is \$5,850,348. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund	0399
Program	1873
Location	7056

Description

This phase of the project is for a new two-story facility consisting of approximately 24,000 square feet, which will house 202 student stations. The facility includes general classrooms, science labs, media center with CCTV, P.E. general classroom, lockers and showers, dining and warming kitchen, student and staff restrooms, and a storage room.

**REPLACEMENT**

Included in this price is also a covered walkway to existing Building No. 1, as well as a sound system, motorized screen, theatrical lighting and control booth for the existing auditorium at Building No. 1.

This project is scheduled for substantial completion on July 24, 2008 which is 218 calendar days from the Board approval date.

Staff and the Project Architect, Architektnics, Inc. recommend approval of the GMP.

The Principal/Owner of G.T. McDonald Enterprises, Inc. is Mr. Gerald T. McDonald. This firm is located at 400 South State Road 7, Plantation, Florida 33317-4043.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida approve the GMP for G.T. McDonald Enterprises, Inc., Project No. 00305800, Phase V New Classroom Building at Young Men's Preparatory Academy, in the amount of \$5,710,000 which includes a contingency in the amount of \$260,000.

JA/nc