

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

**SUBJECT:           APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
                      COASTAL CONSTRUCTION COMPANY  
                      PROJECT NO. A01135  
                      MODULAR ADDITION  
                      SOUTHWOOD MIDDLE SCHOOL  
                      16301 SW 80 AVENUE, MIAMI, FLORIDA**

**COMMITTEE:           FACILITIES AND CONSTRUCTION REFORM**

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

At its meeting of July 13, 2005 (Item F-32), the Board commissioned Coastal Construction Company as CM-at-Risk firm for "one, two or more story prototype additions at various sites" project at Southwood Middle School", Project No. A01135. This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP for Modular Addition project at Southwood Middle School by the Construction Manager, Coastal Construction Company is \$11,474,861 (owner's contingency included \$546,422). The Project Architect's estimate is \$11,301,638 and the independent cost estimate is \$13,126,335. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, overhead and profit.

Fund Source

Fund	0399
Program	1203
Location	6861

Description

This project consists of a two story 572 student station 26 classroom building, new mechanical plant, parking lot expansion, remodeling of the existing mechanical building into a serving kitchen with serving line, reconfiguration and expansion of outdoor dining area, water main extension, conversion of the existing 4 inch sewer line to an 8 inch line, electrical upgrade, new emergency generator, new PA console, new basketball and tennis courts, irrigation and landscaping.

This project is scheduled for substantial completion on December 13, 2008, which is 360 calendar days from Board approval date.

Staff and the Project Architect, Wolfberg Alvarez & Partners recommend approval of the GMP.

The Principal/Owner of Coastal Construction Company is Mr. Daniel E. Whiteman. This firm is located at 5959 Blue Lagoon Drive, Suite 200, Miami, Florida 33126.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, approve the GMP for Project No. A01135, Modular Addition, Southwood Middle School to Coastal Construction Company in the amount of \$11,474,861 which includes a contingency in the amount of \$546,422.

JA/nc