

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

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
 COASTAL CONSTRUCTION COMPANY
 PROJECT NO. 00700800
 PARTIAL REPLACEMENT AT
 NORTH DADE MIDDLE SCHOOL AND NORTH DADE
 CENTER FOR MODERN LANGUAGES ELEMENTARY SCHOOL
 1840 NW 157 STREET
 OPA-LOCKA, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

**LINK TO
STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY / STABILITY**

At its meeting of September 7, 2010 (Item F-22), the Board commissioned Coastal Construction Company as the Construction Management (CM) At-Risk firm for the partial replacement at North Dade Middle School and North Dade Center for Modern Languages Elementary School. This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP agreed to by the Construction Manager, Coastal Construction Company, for subject project is \$18,924,534 (contingency included of \$873,000). The Project Architect's estimate is \$20,339,829 and the independent cost estimate is \$20,483,586). This GMP contract covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Description

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

- A new two-story classroom building for North Dade Middle School, designed to accommodate approximately 535 student stations, and a new two-story classroom building for the North Dade Center for Modern Languages Elementary School, designed to accommodate approximately 436 student stations.

- A new administration building, cafeteria building and food shelter, parent drop-off and bus drop-off, covered walkways, PE shelter and storage facility, chiller plant and equipment (custodial) storage, electrical room building to house a new FPL transformer pad and generator room (demolition of existing electrical room), primary playground and physical fitness area, new hardcourts, parking lot expansion to include staff and visitor parking, landscape and irrigation, and a new Fire Alarm and PA system for the entire campus.
- Interior and exterior painting of existing Buildings 2, 3, 7, 8 and 9.
- Replacement of windows, acoustical ceiling, remodeling of showers and bathrooms, and new mechanical room and air handling units at the gymnasium.
- Provide new visual media system, replacement of sound system and stage curtain, and renovation of existing bathrooms at the auditorium.
- Refurbishing of existing tennis court surfaces and luminaries.

Fund Source

Fund	385000
Object	563000
Program	25050000
Function	740000
Location	1659100

This project is scheduled for substantial completion on May 30, 2012 which is 448 calendar days from Board approval.

Staff and the Project Architect, Wolfberg Alvarez, P.A., recommend approval of this GMP.

The Principal/Owner designated to be directly responsible to the Board for Coastal Construction Company is Daniel D. 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 contract for Coastal Construction Company at North Dade Middle School and North Dade Center for Modern Languages Elementary School, Project No. 00700800 in the amount of \$18,924,534 which includes a contingency in the amount of \$873,000

IC/nc