

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
COASTAL CONSTRUCTION COMPANY  
PROJECT NO. 00177300  
MODULAR CLASSROOM ADDITION  
PALM SPRINGS ELEMENTARY SCHOOL  
6304 E 1 AVENUE, HIALEAH, FLORIDA**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

At its meeting of July 13, 2005, the Board commissioned Coastal Construction Company as CM-at-Risk for "one, two or more story prototype additions at various sites". This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP for Modular Classroom Addition, by the Construction Manager, Coastal Construction Company is \$4,998,719 (contingency included \$454,429). The Project Architect's estimate is \$5,833,872 and the independent cost estimate is \$4,689,571. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund	0341
Program	1203
Location	4261

Description

This project is for a new 1-story modular building, consisting of 308 student stations, 14 intermediate classrooms, group and staff bathrooms, PE shelter, PE and flammable storage, PE office, parking lot expansion, new sitewide irrigation system, hardcourts, landscape and drainage, and demolition of 10 portables and pump house.

This project is scheduled for substantial completion within 240 calendar days from the Notice to Proceed with guaranteed July 31, 2006 delivery of the classroom building.

The Project Architect, Architeknic Architects & Planners and staff recommended approval of the GMP.

The Principal/Owner of Coastal Construction Company is Mr. Tom P. Murphy, Jr. This company is located at 5959 Blue Lagoon Drive, Suite 200, Miami, Florida 33126.

M/WBE Eligibility  
None

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, approve the GMP for Coastal Construction Company, Project No. 00177300, Modular Classroom Addition, Palm Springs Elementary School, in the total amount of \$4,998,719 which includes building cost, site cost and a contingency in the amount of \$454,429.

JA/nc