

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

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
 SUFFOLK CONSTRUCTION COMPANY
 PROJECT NO. A01015
 STATE SCHOOL "BBB-1"
 (REPLACEMENT SCHOOL FOR NORTH MIAMI SENIOR HIGH)
 MIAMI-DADE COUNTY, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

At its meeting of May 18, 2005, the Board commissioned Suffolk Construction Company, Inc. (Suffolk) as CM At-Risk firm for State School "BBB-1" (Replacement School For North Miami Senior High School) Project No. A01015. This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP for State School "BBB-1" agreed to by the Construction Manager, Suffolk, is \$85,680,845 (contingency included of \$2,516,170). The Project Architect's estimate is \$87,201,321 and the independent cost estimate is \$87,118,786. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund	0391
Program	2620
Location	7281

Project Description

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

- A new multi-story high school will be built to house 3,200 student stations and consisting of approximately 364,468 square feet of new school facilities, a 95,000 square feet three-story parking structure and athletic fields, in accordance with the Board approved Interlocal Agreement (Item E-25, September 13, 2006) with the City of North Miami (City).

REPLACEMENT

- The new school will be based on the "School-Within-A-School" concept for grades 9-12, and will include general classrooms, administration spaces, media center, art, and music labs, science and vocational classrooms, an auditorium, full cafeteria and kitchen with interior and exterior dining, a gymnasium/physical education facility, an Emergency Hurricane Protection Area (EHPA) component, and a full-service health clinic.
- In addition, the new school will also incorporate a large ESE component, intended to accommodate most of the ESE students currently enrolled at Thomas Jefferson Middle School.
- The new high school will be built on the site of the existing North Miami Middle School and on an adjacent site leased from the City. The new athletic facilities will be built on the City's Cagni Park site.
- The new athletic facilities will include track & football fields, basketball courts (8), and a playfield.
- In addition to the three-story parking structure, this project will also include new surface parking for students & visitors, new bus and parent drop-off areas.
- As part of this project, North Miami Middle School will be demolished upon conclusion of the 2007-08 school year (its students shall then be relocated to the adjacent State School "E-1" facility currently under construction).
- The existing North Miami Senior High School will be demolished (by separate contract) upon conclusion of the 2008-09 school year and its students will be relocated to the new high school. The site of the existing high school shall be replaced with new recreational facilities (by separate contract).
- In order to minimize disruption of the ongoing school operations at the existing middle & high schools, this project will be built by phasing the construction process.

The new high school and athletic facilities will be completed and ready to occupy by the start of the school year August 2009. The remainder of the project, including the parking structure, shall be substantially completed by December 1, 2009.

The Project Architect, Zyscovich, Inc., and staff recommend approval of the GMP.

The Principal/Owner of Suffolk Construction Company, Inc. is Mr. Rex B. Kirby. This company is located at 80 SW 8 Street, Suite 2710, Miami, Florida 33130.

RECOMMENDED: That The School Board of Miami-Dade County, Florida approve the GMP for Suffolk Construction Company, Inc., Project No. A01015, State School "BBB-1", in the amount of \$85,680,845 which includes a contingency in the amount of \$2,516,170.

JA/nc