

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

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
COASTAL CONSTRUCTION COMPANY
MIAMI CAROL CITY SENIOR HIGH SCHOOL REPLACEMENT
(STATE SCHOOL "LLL")
PHASES B AND C
MIAMI-DADE COUNTY, FLORIDA
PROJECT NO. A01018**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

At its meeting of June 14, 2006 (Item F-34), the Board commissioned Coastal Construction Company as CM At-Risk firm for "State School "LLL", Miami Carol City Senior High School replacement (Phases B and C), Project No. A01018. This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP for Miami Carol City Senior High School Replacement (Phases B and C), by the Construction Manager, Coastal Construction Company, is \$79,498,966 (contingency included \$3,785,665). The Project Architect's estimate is \$80,933,028 and the independent cost estimate is \$84,423,213. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund	0331
Program	2695
Location	7231

Project Description

The overall project is a multi-phased replacement of the existing Miami Carol City Senior High School facility. The initial phase of the project (Phase A) consisted of a 3-story classroom addition which has already been completed and occupied in the fall of 2007. This contract provides for the final two phases of the project (Phases B & C). When completed, the new campus shall consist of approximately 398,529 square feet of new construction, it will accommodate a total of 2,710 student stations (including 820 student stations from Phase A) and is designed to house seven various academies.

Each academy shall have the use of shared common areas, such as the media center, auditorium, health education, physical education area and food service.

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

- **Phase B:** Construction of five (5) new buildings, designed to house Administration & Media Center, Student Services, General Classrooms & Labs, Gymnasium, Locker Rooms, Auditorium, Kitchen & Dining, Industrial Technology, Exceptional Student Education & Clinic. In addition, ancillary on-site and off-site work is to be completed, including soil remediation, parent and bus drop-off areas, faculty/staff and student parking areas. The existing school shall remain fully operational throughout the entire completion of this phase.
- **Phase C:** Demolition of all existing school buildings, removal of all existing portables, and construction of all athletic fields, hard courts and remaining site work.

Staff and the Project Architect, Spillis Candela DMJM, recommend award of this GMP.

The substantial completion dates for Phases 'B' and 'C' shall be as follows:

- Phase 'B' substantial completion within 792 days (approximately 26 months) from Board award.
- A 60-day period for punch-list completion and BCC approvals.
- A 30-day transition period between final completion of Phase 'B' and the start of Phase 'C' for the purpose of vacating the existing school facilities.
- Phase 'C' substantial completion within 182 days (approximately 6 months) from the end of the 30-day transition period.

The Principal/Owner of Coastal Construction Company, is Mr. Daniel E. Whiteman. This company 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 Coastal Construction Company, Project No. A01018, State School "LLL", Miami Carol City senior High School Replacement (Phases B and C), in the total amount of \$79,498,966 which includes a contingency in the amount of \$3,785,665.

JA/nc