

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

**SUBJECT:           APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
                      SKANSKA USA BUILDING INC.  
                      PROJECT 00176800  
                      NEW ADDITIONS, RENOVATIONS AND HISTORICAL  
                      RESTORATION PROJECT  
                      MIAMI SENIOR HIGH SCHOOL  
                      2450 S.W. 1<sup>st</sup> STREET, MIAMI, FLORIDA**

**COMMITTEE:           FACILITIES AND CONSTRUCTION REFORM**

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

At its meeting of January 17, 2007 (Item F-26), the Board commissioned Skanska USA Building, Inc. (Skanska) as the Construction Management (CM) At-Risk firm for the "New Additions, Renovations and Historical Restoration" project at Miami Senior High School, Project 00176800. This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP agreed to by Skanska for the "New Additions, Renovations and Historical Restoration" project at Miami Senior High School is \$84,899,314 (contingency included of \$3,937,799). The Project Architect's estimate is \$85,035,425 and the independent cost estimate is \$86,206,275. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund	0399
Program	2672
Location	7461

Project Description

The scope of work for this project includes, but is not limited to, the construction of new buildings to house 1,055 new student stations, major historical restoration/rehabilitation, remodeling, renovations, closure of adjacent rights-of-way, extensive on-site and off-site work, demolition and utility relocation at an existing and fully-operational campus. The summary of the work is as follows:

**REPLACEMENT**

**F - 36**

- Demolition of existing portables and driver's education range, new multi-level parking garage, new automotive vocational building, utility relocation, and on-site and off-site work including the set-up of construction staging areas.
- A new 3-story classroom building attached to the new central plant, two new 2-story classroom buildings at the north end of the campus with two new parking lots, remodeling of the existing science wing into a PE complex, demolition of the existing chiller building and construction of a new central mechanical plant building, new bus and parent drop-off areas, site work and landscaping related to the new buildings.
- Historical rehabilitation of the existing 2-story southwest section, auditorium, 2-story south classroom building, 2-story southeast building, 3-story northeast building, north center & northwest 3-story building, gym (including new hard courts), east & west wings, peripheral site work/landscaping related to the existing buildings (including new entry plaza) and re-surfacing of the west parking lot.

Miami Senior High School was constructed in 1927 and is listed on the National Registry of Historic Places. Due to the historical and architectural significance of this school, this project embodies many challenges to the successful renovation, remodeling, and addition of new structures, while at the same time preserving those features which convey its historical, cultural and architectural values. Moreover, in order to minimize disruption of on-going school operations, the entire project must also be phased over a 45-month period. These factors, in addition to several other significant issues (such as the potential for unforeseen costs inherent in the restoration of historic properties, existing site constraints, coordination of new construction and extensive restoration, the addition of a multi-level parking garage, etc.) are reflected in the overall cost of work for this project, in particular in the project's contingency and general requirements.

The substantial completion date of the entire project is May 4, 2012 which is 45 months from the Board approval date.

Staff and the Project Architect, Zyscovich, Inc., recommend award of this GMP.

#### Principal

Skanska is a wholly-owned subsidiary of Skanska AB (a publicly traded company based in Sweden). The firm has four offices in Florida, with its local office being located at 1815 Griffin Road, Suite 204, Dania Beach, Florida 33004. The principal to be directly responsible to the Board for Skanska is John Cammack, General Manager of its Florida Division.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, approve the GMP for Skanska USA Building, Inc., for the New Additions, Renovations and Historical Restoration at Miami Senior High School, Project No. 00176800, in the total amount of \$84,899,314, which includes a contingency in the amount of \$3,937,799.

JA/nc