

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

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
 NAC CONSTRUCTION, INC.
 FOR DEFERRED MAINTENANCE PACKAGE # 11
 RENOVATIONS, MAINTENANCE AND REPAIRS AT
 MORNINGSIDE ELEMENTARY SCHOOL
 PROJECT NO. 00261500
 6620 NE 5 AVENUE
 MIAMI, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

The School Board previously commissioned NAC Construction, Inc. (NAC) as the Construction Management (CM) At-Risk firm for the Deferred Maintenance Package #11 – Renovations, Maintenance and Repairs project at Morningside Elementary School. This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction..

The GMP agreed to by NAC for this project is \$852,247 (contingency included \$77,477) and is based on subcontractor bids received October 25, 2011. The Project Architect's estimate is \$980,907 and the independent cost estimate is \$979,577. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund	375000
Program	15080000
Location	1350100

Description

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

- ADA deficiency upgrades to include replacement of doors, frames and hardware, installation of accessible door thresholds, renovation of student and staff toilet rooms for ADA compliance, provide ADA accessible sink and counters at various classrooms, clinic and administration areas, and signage.
- Installation of new A/C unit for the teacher's office in P.E. building, new exhaust fans at new and remodeled toilet rooms, new ADA compliant drinking fountains and water coolers, replacement of interior light fixtures and ceiling lighting at cafetorium and stage, and installation of illuminated exit signs.
- Replace a section of perimeter chain link fence and gates, re-seal west parking lot and service area, re-stripe and install missing handicap signs and posts, new storm drainage system and provide ADA accessible walkway to building entrance.
- All work shall be coordinated and performed by the CM firm in a manner which results in minimal impact to the school's ongoing operation.

This project is scheduled for substantial completion on November 8, 2012, which is 330 calendar days from Board approval date.

Staff and the Project Architect, KVH Architects P.A., recommend approval of this GMP.

The Principal/Owner of NAC Construction, Inc. is Nestor A. Castellon. This firm is located at 8900 SW117 Avenue, Suite B201, Miami, Florida 33186.

RECOMMENDED: That The School Board of Miami-Dade County, Florida approve the GMP award to NAC Construction, Inc., for Deferred Maintenance Package #11, Renovations, Maintenance and Repairs at Morningside Elementary School - Project No. 00261500, in the amount of \$852,247, which includes a contingency in the amount of \$77,477.

MH:gc