



City of Coral Gables
CITY COMMISSION MEETING
August 26, 2008

ITEM TITLE:

A Resolution establishing a Guaranteed Maximum Price (GMP) of \$5,894,727, submitted by DooleyMack Constructors of South Florida, LLC, Construction Manager, for proposed construction of the Coral Gables Museum, located at 285 Aragon Avenue, Coral Gables, Florida, pursuant to terms and conditions of negotiated fee Guaranteed Maximum Price construction management contract (Construction Manager-at-Risk Contract) between the City of Coral Gables and DooleyMack Constructors of South Florida, LLC.

RECOMMENDATION OF THE CITY MANAGER:

The City Manager recommends approval of this item subject to the final approval of the GMP Amendment to be provided by the City Attorney.

BRIEF HISTORY:

On March 26, 2007, the City of Coral Gables entered into a contract with DooleyMack Constructors of South Florida, LLC (DooleyMack) for Construction-Manger-at-Risk services for the construction of the Coral Gables Museum to be housed in the Old Police and Fire Station, 285 Aragon Avenue.

The Preconstruction phase of the contract was initiated with the understanding that the Construction-Manager-at-Risk would generate a Guaranteed Maximum Price ("GMP") for the project. Upon approval of the GMP, DooleyMack would then be able to proceed with the Construction Phase of the project.

On April 2, 2008 DooleyMack put the Coral Gables Museum project out for public bid. The bids were due and opened in a public meeting on May 30, 2008. DooleyMack, as required by their contract, generated a GMP based on bids received for the scope of work represented in the architectural drawings and specifications. The GMP and all attachments were delivered to the City on July 9, 2008.

The GMP for the construction of the Coral Gables Museum being presented for City Commission approval is \$5,894,727. This figure includes construction of the new gallery wing, restoration/renovation of the Old Police and Fire Station, all site improvements, Contractor's profit and overhead and a 10% construction contingency of \$414,155. This contingency fund, which may or may not be used, is set aside to cover any unexpected or unforeseen items related primarily to the historic preservation component of the project.

Once the GMP is approved and the attached "Exhibit One to Construction Manager at Risk Agreement – Guaranteed Maximum Price (GMP) Amendment" is executed and a building permit is obtained (approximately 80% complete), DooleyMack will begin construction of the Coral Gables Museum.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
November 15, 2006	Resolution No. 2006-206	Resolution authorizing the City Manager to negotiate and execute a Negotiated Fee Guaranteed Maximum Price Construction Management Contract (Construction Manager-at-Risk Contract with the contractors ranked as follows: (1) DooleyMack Constructors of South Florida, LLC . . . for construction management services for the Coral Gables Museum and authorizing execution of agreement therefore.

FINANCIAL INFORMATION: (If Applicable)

No.	Amount	Account No.	Source of Funds
1.	\$ 500,000		Miami-Dade County General Obligation Bond
2.	\$ 300,000		State of Florida, Division of Historical Resources Grant
3.	\$ 661,000		City of Coral Gables Capital Improvement Funds previously allocated in FY 2004-2005
4.	\$ 150,000		Allen Morris Companies off-site green space contribution
5.	\$ 500,000		Giralda Complex off-site green space contribution (for urban plaza)
6.	\$2,000,000		Fewell donation to the Coral Gables Museum Corp.
7.	\$1,037,689		Coral Gables Museum Corporation
8.	\$ 331,883		City of Coral Gables (Unappropriated General Fund balance)
Subtotal:	\$5,480,572		
	\$ 414,155		Construction Contingency
Total:	\$5,894,727	APPROVED BY:	

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager

ATTACHMENT(S):

1. Exhibit One to Construction Manager at Risk Agreement – Guaranteed Maximum Price (GMP) Amendment
2. Coral Gables Museum GMP Attachments provided by DooleyMack. Includes:
 1. Construction Manager's On-Site Management and Supervisory Personnel
 1. Scope Clarifications and Assumptions
 2. Detailed Estimate
 3. Bid Tabulations and Recommendations
 4. Preliminary Construction Schedule
 5. Contract Documents – Drawing List and Specification List
3. Draft Resolution
4. Copy of executed Resolution 2006-206