

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2008-125 (As Amended)**

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 ARAGAON 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, FLORIDA AND DOOLEYMACK CONSTRUCTORS OF SOUTH FLORIDA, LLC.

**BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:**

**WHEREAS**, pursuant to the Agreement between Owner (City of Coral Gables) and Construction Manager (DooleyMack Constructors of South Florida, LLC) dated March 26, 2007, DooleyMack Constructors of South Florida, LLC has prepared a Guaranteed Maximum Price (GMP) for the proposed construction of the Coral Gables Museum; and

**WHEREAS**, a Guaranteed Maximum Price (GMP) of \$5,894,727 submitted by DooleyMack Constructors of South Florida, LLC, Construction Manager, is hereby established for the 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, Florida and DooleyMack Constructors of South Florida, LLC;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES:**

**SECTION 1.** The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

**SECTION 2.** The City Manager is hereby authorized to execute the “GMP Amendment” to the Agreement between the Owner and Construction Manager and to submit a Construction Authorization work order to DooleyMack Constructors of South Florida, LLC.

**SECTION 3.** That this resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-SIXTH DAY OF AUGUST, A.D., 2008.

(Moved: Withers / Seconded: Anderson)

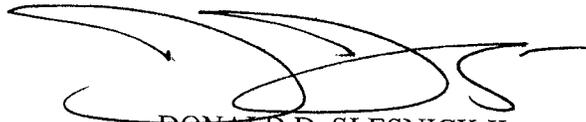
(Yeas: Kerdyk, Withers, Anderson, Slesnick)

(Nays: Cabrera)

(Majority: (4-0) Vote)

(Agenda Item: H-1)

APPROVED



DONALD D. SLESNICK II  
MAYOR

ATTEST:



WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ  
CITY ATTORNEY

**G. BOARDS/COMMITTEES ITEMS**

None

City Clerk Item No. 35

**H. CITY MANAGER ITEMS****RESOLUTION NO. 2008-125 (As Amended)**

H.-1. 08-0441

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.

**Attachments:** [Draft Resolution GMP 08-26-08CC](#)  
[GMP Attachments from DooleyMack](#)  
[GMP Estimate spreadsheet](#)  
[Resolution2006-206](#)  
[EXHIBIT 1 TO CNSTMANAGER AT RISK AGREEMENT- ORIGINAL TO CC](#)  
[Cover Memo-REV](#)

[Note for the Record: Historic Preservation Officer Kara Kautz, informed the City Commission that they were very excited about presenting this project; further providing certain background and history regarding same, noting that in November of 2006 a Resolution passed and was passed and adopted, authorizing the Manager to negotiate and execute a negotiated fee guaranteed maximum price construction management contract with Dooley Mack Contractors; and in March of 2007, the City entered into a contract with Dooley Mack for Construction Management-At-Risk Services for construction of the Coral Gables Museum. George Hernandez, Architect, gave a historical overview of the project, stating that he personally became involved with same approximately four years ago; however, said project precedes him by many years, and has received the endorsement from the greater community; further adding that there has been a lot of involvement with the Museum Board from the design point of view; further stating that he is very excited about moving forward with the Coral Gables Museum Project and realizing this dream; further noting that Renzo Rodriguez, Project Manager, Dooley Mack Constructors, stated that the guaranteed maximum price process is completed, which represented a very stressfull process and that this project has over 75 qualified subcontractors, that are very familiar with the plans; further pointing out that there are over three subcontractors in each of the divisions; further stating that there are some divisions that have seven or eight subcontractors; further noting that the excitement on the project has been great.

Christine Rupp, representing the Coral Gables Museum Board, stated that it has been

a privilege to work on the Coral Gables Museum Board, with its expanded mission statement focusing on areas such as architecture, urban planning, sustainability and historic and environmental preservation; further noting that the museum will be one of three museums in our nation with this focus; further noting that said initiative has generated attention amongst the educational community, as well; further stating that it will become one of 15 nationally historic designated properties that have attained LEED Certification (Leadership in Energy and Environmental Design); further explaining that it represents a great experience to have a facility with flexible usage community room, much needed space for City facilities; ideal for transportation and usability; further noting that sponsors from over 500 families, businesses and organizations that have made contributions on behalf of the Coral Gables Museum, including the Coral Gables Chamber of Commerce; Greater of Miami Convention and Visitors Bureau, Fewell donation, etc.; further stating that articles have appeared in all local publications, as well as national publications (i.e. Architecture Magazine and National Historic Trust Board, etc.).

**Questions, Comments, by the Commission: Cabrera: Commissioner Cabrera** inquired of the City Manager regarding certain financial information, initially noting that the City is giving one of its buildings for the museum; further noting that \$661,000 has been allocated from City of Coral Gables Capital Improvement Funds previously allocated during FY 2004-2005; further noting that \$331,000 will be requested by the Administration from the FY 2008 Budget, to go toward this fund, instead of being put into End of the Year Budget Reserves; further pointing out that during the Fiscal Year 2008-2009 Budget Workshop that said matter was not addressed, and that the Manager was clear in terms of the dollars that would be put into the Budget Reserves; whereupon the City Manager stated that he also stated that the possibility existed that he would ask the Commission for monies to repair the roof and the air conditioner of the Country Club, said monies that he was targeting for Budget Reserves; further emphasizing that regarding the \$414, 155 Construction Contingency, there will be lots of interesting matters to be done to a building that was built in 1939, therefore, he cannot support the Coral Gables Museum Project, since it will not provide him with a comfort level.

**Kerdyk: Vice Mayor Kerdyk** stated that his focus was on certain financial information, namely, capital improvement and operating expenses; firstly, concerning the Fewell donation of \$2 million, he wanted reassurances that the City would not have to come up with said amount, in the event that the Fewell donation to the Coral Gables Museum fails to occur, whereupon Ms. Rupp stated that the City would not be financially obligated; Secondly, regarding the seven million dollars to be received for naming rights, Kerdyk inquired as to when does the Coral Gables Museum take those monies?-What will the Coral Gables Museum Corporation apply those monies to?-and finally what is the total cost to run the Coral Gables Museum on an annual basis?-whereupon Ms. Rupp stated that the budget has been completed, and that

\$750,000 of said contributions will go toward the build out of the City's portion of the Community Room (1st floor as well as those City offices, etc.); further noting that an endowment will be established for exhibitions educational programming and for operations; further stating that said operational expenses will require between approximately \$500,000 to \$1,000,000 annually; further stating that a substantial amount of dollars will also be made in rentals, public and private schools; further noting that there are a wealth of grants (Jorge Hernandez)-once said project is up and running, the potential exist to receive grants from such agencies as the Florida Humanities Council, etc.

Finally, Vice Mayor Kerdyk wanted reassurances that there will be no further need to revisit City Capital Expenditures by the Coral Gables Museum Board; further inquiring as to whether said organizational will be able to meet its financial obligation without asking the City to participate. City Manager David Brown pointed out that in the contract, that there is language that says the Coral Gables Museum Corporation has the ability to request-whereupon Ms. Rupp provided Vice Mayor Kerdyk that her organization has the ability to raise money necessary to meet its financial obligation.

Mayor Slesnick inquired about having certain offices go back to the Coral Gables Museum, as well as usage by our City Boards of the Meeting Room; whereupon City Manager Brown stated that the Historic and Environmental Preservation Board will be moving back; further noting that City Boards also will have the right to conduct meetings in said facility.

Ms. Rupp noted that September 15th, 2008 is the target date for construction to begin on said project. George Hernandez referenced the Zoning Code change (Miami 21) being undertaken by the City of Miami, particularly noting the issue of Transfer Development Rights for Historic Property; further singling out Coral Gables for blazing a trail in the area of creative thinking regarding Historic Preservation].

**A motion was made by Commissioner Withers, seconded by Commissioner Anderson, that this motion be adopted as amended by Resolution Number 2008-125. The motion passed by the following vote:**

**Yeas :** 4 - Vice Mayor Kerdyk, Jr., Commissioner Withers, Commissioner Anderson and Mayor Slesnick II

**Nays :** 1 - Commissioner Cabrera, Jr.

City Clerk Item No. 36