

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

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
 VEITIA PADRON, INC.
 PROJECT NO. 00223100
 K-8 CONVERSION (PROTOTYPE ADDITION)
 RUTH K. BROAD/BAY HARBOR ELEMENTARY SCHOOL
 1155 93 STREET, BAY HARBOR ISLANDS, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

At its meeting of February 16, 2005, the Board commissioned Veitia Padron, Inc. as CM-at-Risk for "two or more story prototype additions at various sites". This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP for the Ruth K. Broad/Bay Harbor Elementary K-8 Conversion consists of a two story classroom building, music building and dining building by the Construction Manager, VPI Corporation is \$ 11,425,023 (contingency included \$ 544,049). The Project Architect's estimate is \$ 12,195,620 and the independent cost estimate is \$ 13,703,905. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund	0331
Program	1836
Location	0241

Description

This project is a 534 student station K-8 conversion consisting of an Art suite, PE, Science, Foreign Language, ESE and Computer classrooms and 16 intermediate classrooms, separate music building and separate dining facility, new mechanical plant, playfield, basketball court, service drives and drop-offs, demolition of tennis court, hardcourts, parking lot, and portables. Parking is not included in this project. Parking will be provided by the Town of Bay Harbor Islands under the terms of the interlocal agreement.

This project is scheduled for substantial completion on December 31, 2008, with a guaranteed delivery of buildings by June 30, 2008.

The Project Architect, Wolfberg Alvarez & Partners and staff recommended approval of the GMP.

The Principal/Owner of Veitia Padron, Inc. is Mr. Roberto Padron. The firm is located at 4444 SW 71st Avenue, Suite 101, Miami, Florida 33155.

RECOMMENDED: That The School Board of Miami-Dade County, Florida approve the GMP for Veitia Padron, Inc., Project No. 00223100, Ruth K. Broad/Bay Harbor Elementary K-8 Conversion (Prototpye Addition), in the amount of \$ 11,425,023 which includes an owner's contingency in the amount of \$ 544,049. The amount of \$2, 500, 000 will be funded in Fiscal Year 2006-07and \$8,925,023 will be funded in Fiscal Year 2007-08.

JA/nc