

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

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
VEITIA PADRON, INC.
PROJECT NO. 00264300
DEFERRED MAINTENANCE PACKAGE #9
GENERAL REPAIRS AND REHABILITATION AT
MIAMI PALMETTO SENIOR HIGH SCHOOL
MIAMI-DADE COUNTY, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

At its meeting of April 18, 2006, the Board commissioned Veitia Padron, Inc. (VPI) as Construction Management (CM) At-Risk firm for Deferred Maintenance Package #9, General Repairs and Rehabilitation at Miami Palmetto Senior High School. This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP agreed to by VPI for the initial phase of this Deferred Maintenance Package #9 is \$3,269,433 (contingency included of \$297,221). The Project Architect's estimate for this initial phase is \$3,527,640 and the independent cost estimate is \$2,912,444. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, overhead and profit.

Fund Source

Fund 0331
Program 0861
Location 7431

Description

The initial phase of work for this deferred maintenance package is only part of a larger and more comprehensive repair & renovation maintenance program for this school. However, in order to take advantage of the upcoming summer break, this initial phase has been negotiated with the remainder of the work to be submitted to the Board at a later date.

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

- Building 5: Replacement of cooling tower, associated chilled water piping (insulation), structural support system, removal/replacement of existing roofing system including the repair/replacement of damaged metal roof deck and lightweight insulating concrete, repair/replacement of ceiling system of chiller room and painting.
- Building 1: Removal and replacement of AHU at first floor and Multi-Zone Unit on second floor, removal/replacement of unit ventilators within classrooms, and renovate staff and student bathrooms to comply with ADA requirements.
- Building 4: Renovations to the auditorium to include removal of existing seating, replacement of existing flooring of auditorium & stage with VCT and paint, replace existing acoustic panels on north and south walls, install new stage lighting system (with support systems) including dimmer equipment and racks, and painting of complete interior.
- Site Drainage Between Buildings 1 & 2: New exfiltration drainage system (including catch basins), connect existing rainwater leader systems to new catch basins, and replace existing sidewalks.
- Exterior Painting: Entire building envelope, including walkway covers & railings, are to be pressure cleaned and painted (except for new gymnasium and modular classroom building).

This initial phase is scheduled for substantial completion by no later than March 31, 2008, which is within 345 calendar days from Board approval.

The Project Architect, Avar, Inc., and staff recommend approval of this GMP.

The Principals/Owners of Veitia Padron, Inc., are Agustin E. Veitia and Mr. Roberto Padron. This company is located at 4444 SW 71 Avenue, Suite 101b, Miami, Florida 33155.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, approve the GMP for Veitia Padron, Inc., for Deferred Maintenance Package #9, General Repairs and Rehabilitation at Miami Palmetto Senior High School, Project No. 00264300, in the amount of \$3,269,433, which includes a contingency in the amount of \$297,221.