

January 28, 2009

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

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
BDI CONSTRUCTION COMPANY
PROJECT NO. A01099
DEFERRED MAINTENANCE PACKAGE #24,
GENERAL REPAIRS AND REHABILITATION AT
GREYNOLDS PARK ELEMENTARY SCHOOL AND
GREYNOLDS PARK PRIMARY LEARNING CENTER
1536 NE 179 STREET, NORTH MIAMI BEACH, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

At its meeting of September 10, 2008 (Item F-31), the Board commissioned BDI Construction Company as CM-at-Risk firm for Deferred Maintenance Package #24, general repairs and rehabilitation at Greynolds Park Elementary School and Greynolds Park Primary Learning Center, Project No. A01099. This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP for Deferred Maintenance Package #24, by the Construction Manager, BDI Construction Company is \$1,416,136 (contingency included \$67,435). The Project Architect's estimate is \$1,443,572 and the independent cost estimate is \$1,406,626. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund	0398/0399
Program	1512/1513
Location	2281

Description

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

- Site Work: Resurface parking lots (including re-striping and pavement markings); replace existing gate, fence and traffic signs.

- **Building Envelope:** Replace aluminum windows in Buildings 1-5; replace exterior doors, frames and hardware; block-up existing ventilation at toilet rooms; exterior painting of Buildings 1-5.
- **Interior:** Major interior paint for Buildings 1-8 and 10-15 (except for Building 9 – PE Shelter); provide VCT flooring in Building 3 and rubber base boards; replace cabinets and storage shelves, wood doors and thresholds in Buildings 2-5; new panic hardware in dining area and media center; replacement of existing marker boards as per documents.
- **Structural:** Replace expansion joint covers in several buildings and structural concrete in Building 1.
- **HVAC:** Replace existing air conditioning wall mounted units in Buildings 2-5.
- **Plumbing:** Renovate all group toilet rooms to meet ADA requirements.
- **Electrical:** Upgrade existing outlets near wet areas to comply with GFI requirements in primary classrooms; provide emergency lighting according to Safety-to-Life Report and exit signs with battery back-up; repair exposed wiring in electrical panels and provide covers; redistribute the electrical load for the existing A/C window units; replace all damaged convenience outlets and other minor repairs

This project is scheduled for substantial completion on February 11, 2010 which is 365 calendar days from the Board approval date.

Staff and the Project Architect/Engineer, ADA Engineering Inc., recommend approval of the GMP.

The Principal/Owner of BDI Construction Company is Teobaldo Rosell, Jr. This firm is located at 7270 NW 12th Street, Suite 200, Miami, Florida 33126.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, approve the GMP for BDI Construction Company, Project No. A01099, Deferred Maintenance Package #24, General Repairs and Rehabilitation, Greynolds Park Elementary School and Greynolds Park Primary Learning Center, in the total amount of \$1,416,136 which includes a contingency in the amount of \$67,435.

JA/nc