

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

**SUBJECT:           APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
                          VEITIA PADRON INCORPORATED  
                          PROJECT NO. 00446100  
                          HVAC REPLACEMENT AT  
                          CAMPBELL DRIVE MIDDLE SCHOOL  
                          900 NE 23 AVENUE, HOMESTEAD, FLORIDA**

**COMMITTEE:                                   FACILITIES AND CONSTRUCTION REFORM**

**LINK TO  
STRATEGIC FRAMEWORK:           FINANCIAL EFFICIENCY / STABILITY**

At its meeting of January 16, 2008 (Item F-21), the Board commissioned Veitia Padron Incorporated (VPI) as the Construction Manager (CM) At-Risk firm for HVAC replacement at Campbell Drive Middle School, Project No. 00446100. This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP agreed to by VPI for this project is \$1,563,340 (contingency included \$88,491). The Project Architect's estimate is \$2,141,242 and the independent cost estimate is \$2,205,990. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, overhead and profit.

### **Project Description**

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

- Replacement of HVAC controls and energy management system (EMS) for the chiller plant, air handling unit and fans.
- Connection of new variable air volume (VAV) boxes to allow for zone control of air distribution in the classroom areas.
- Replacement of eighteen (18) air handling units (AHU) and duct detectors.
- The new EMS includes an entirely new conduit system, direct digital control (DDC) system, master control panel, reconnection and replacement of all chiller plant controls, air handler, fan and lighting controls.
- Demolition of a portion of existing masonry wall above roof level at each mechanical room; provide new opening and doors for delivery and placement of new equipment.
- All work shall be coordinated and performed by the CM firm in a manner which results in minimal impact to the school's ongoing operation.

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**Project Duration**

This project is scheduled for substantial completion on August 12, 2011, which is 422 calendar days from Board approval.

Staff and the Project Architect, Elements, LLC, recommend approval of this GMP award.

The Principals/Owners of VPI are Roberto Padron and Agustin E. Veitia. This firm is located at 4444 S.W. 71st Avenue, Suite 101B, Miami, Florida 33155.

**Fund Source**

Fund	0371
Program	1120
Location	6061

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida approve the GMP for Veitia Padron Incorporated, Project No. 00446100, HVAC Replacement at Campbell Drive Middle School, in the amount of \$1,563,340, which includes a contingency in the amount of \$88,491.

IC/nc