

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

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
VEITIA PADRON, INC.  
PROJECT NO. 00140105  
ADDITIONS, RENOVATIONS AND REMODELING AT  
MIAMI LAKES K-8 CENTER  
14250 NW 67 AVENUE, MIAMI, FLORIDA**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

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

At its meeting of September 5, 2007, the Board commissioned Veitia Padron, Inc., as Construction Management (CM) At-Risk firm for "Additions, Renovations and Remodeling at Miami Lakes K-8 Center, Project No. 00140105". This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP for the additions, remodeling and renovations project at Miami Lakes K-8 Center by the CM At-Risk firm is \$6,150,000 (with owner's contingency included \$292,857). The Project Architect's estimate is \$5,917,687 and the independent cost estimate is \$6,430,773. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, overhead and profit.

Fund Source

Fund	0399
Program	1513
Location	3281

Description

The scope of work includes, but is not limited to, remodeling and renovation of Building 01 to contain 28 new primary classrooms with bathrooms, for grades K-2, new administration area with clinic, and media center. Approximately one-half of the existing students/staff will be relocated to other buildings on the campus while the first phase of the project is under construction. Currently, the facility has 1302 permanent student stations. Once the entire project is completed, there will be a net gain of 226 new student stations (1528 future total permanent student stations) with no relocatables on the site.

**REPLACEMENT**

**F - 48**

This project is scheduled for substantial completion on December 29, 2008, which is 480 calendar days from Board approval date. However, the CM has agreed to have the classrooms ready for occupancy by no later than the start of the 2008 school year.

Staff and the Project Architect, The Architectural Partnership, Inc., recommend approval of this GMP.

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

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, approve the GMP for Veitia Padron, Inc., Project No. 00140105, Additions, Renovations and Remodeling Project at Miami Lakes K-8 Center, in the total amount of \$6,150,000, which includes a contingency in the amount of \$292,857.

JA/nc