

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

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
VEITIA PADRON, INC.  
PROJECT NO. 00395800  
MODULAR ADDITION  
CORAL WAY K-8 CENTER  
1950 SW 13 AVENUE, MIAMI, FLORIDA**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

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

At its meeting of February 16, 2005 (Item F-25), the Board commissioned Veitia Padron, Inc. as CM-at-Risk firm for "two or more story prototype additions at various sites, Project No. 00395800". This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP for Modular Addition, Coral Way K-8 Center, by the Construction Manager, Veitia Padron, Inc. is \$ 9,524,679 (contingency included \$ 454,270). The Project Architect's estimate is \$ 9,290,747 and the Independent Cost Estimate is \$ 9,500,000. This phase is the building package with two two-story buildings serving 632 student stations, a new media center and administrative suite. The Site Preparation Package GMP (Board Item F-31, April 16, 2008) was \$5,348,401. Additionally, a miscellaneous GMP of \$8,947,377 was awarded for portable infrastructure.

This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund	0399
Program	2797
Location	1121

Description

This project is for two 2-story classroom buildings for 632 student stations in 18 primary and 13 intermediate classrooms, one computer classroom, a new media center and an administrative suite.

**REPLACEMENT**

**F - 42**

This project is scheduled for substantial completion on July 31, 2009 which is 420 calendar days from the Board approval date.

Staff and the Project Architect, Wolfberg Alvarez and Partners recommended approval of the GMP.

The Principal(s)/Owner(s) of Veitia Padron, Inc. are Agustin Veitia and Roberto Padron. This firm 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., Project No. 00395800, Modular Addition, Coral Way K-8 Center, in the total amount of \$ 9,524,679 which includes a contingency in the amount of \$ 454,270.

JA/nc