

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT:            APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
                          BETANCOURT CASTELLON ASSOCIATES, INC.  
                          PROJECT NO. A01001-01  
                          NEW BASKETBALL/VOLLEYBALL COURTS AND DEMOLITION  
                          OF EXISTING HARD COURTS  
                          PALM SPRINGS NORTH ELEMENTARY SCHOOL  
                          17615 N.W. 82 AVENUE, HIALEAH, FL 33015**

**COMMITTEE:        FACILITIES AND CONSTRUCTION REFORM**

At its meeting of February 15, 2006, the Board commissioned Betancourt Castellon Associates, Inc. (BCA) as Construction Management (CM) At-Risk firm for the new cafetorium and site improvements project at Palm Springs North Elementary School. This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP agreed to by BCA for an initial pull-out package to build new basketball/volleyball courts and to demolish the existing hard courts is \$259,167 (contingency included of \$23,560). The Project Architect's estimate for this initial package is \$244,500. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, overhead and profit.

Fund Source

Fund	0368
Program	2223
Location	4281

Description

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

- Construction of two (2) new basketball / volleyball courts, with four pre-cast concrete basketball standards and two metal basketball standards at half court, and all required markings.
- Construction of connecting sidewalk from the new courts to the P.E. covered play area, as well as related site work and storm water drainage system.
- Demolition of existing hard courts.

This initial pull-out package is scheduled for substantial completion on March 17, 2007, which is 60 days following Board approval.

The Project Architect, Harper Aiken Donahue & Partners, and staff recommend approval of this GMP.

The Principals/Owners of Betancourt Castellon Associates, Inc., are Ramiro Betancourt and Albert Castellon. The firm is located at 7765 S.W. 87 Avenue, Suite 200, Miami, Florida 33173.

The total project includes M/WBE subcontracting assistance levels of 18% African-American and 6% Women. The recommended contractor will submit M/WBE subcontractors as participants in this project which will be reviewed and monitored for compliance with overall M/WBE assistance levels of 24%.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, approve the GMP for Betancourt Castellon Associates, Inc., for the new basketball/volleyball courts and demolition of existing hard courts project at Palm Springs North Elementary School, Project No. A01001-01, in the total amount of \$259,167, which includes a contingency in the amount of \$23,560.

JA/nc