

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
BETANCOURT CASTELLON ASSOCIATES, INC.
PROJECT NO. A0750D
NEW CAFETORIUM AND SITE IMPROVEMENTS AT
NORTH HIALEAH ELEMENTARY SCHOOL
4261 EAST 5 AVENUE, HIALEAH, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

At its meeting of February 15, 2006, the Board commissioned Betancourt Castellon Associates, Inc. (BCA) as Construction Management (CM) At-Risk firm for this project at North Hialeah 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 this New Cafetorium and Site Improvements project is \$5,198,653 (contingency included of \$131,740). The Project Architect's estimate for this project is \$5,904,170, and the independent cost estimate is \$5,576,481. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, overhead and profit.

Fund Source

Fund	0313
Program	2184
Location	3901

Description

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

- Construction of a new cafetorium and service yard.
- Related site improvement work, including service staff parking and landscaping.
- Connection of fire alarm system, telephone and data lines to the existing facility.

This project is scheduled for substantial completion within 300 calendar days from the Board approval date.

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 Cafetorium and Site Improvements project at North Hialeah Elementary School, Project No. A0750D, in the total amount of \$5,198,653, which includes a contingency in the amount of \$131,740.

JA/nc