

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
BETANCOURT CASTELLON ASSOCIATES, INC.
PROJECT NO. A01001
NEW CAFETORIUM AND SITE IMPROVEMENTS AT
PALM SPRINGS NORTH ELEMENTARY SCHOOL
17615 N.W. 82 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 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 this New Cafetorium and Site Improvements project is \$5,448,245 (contingency included of \$138,065). The Project Architect's estimate for this project is \$6,190,557, and the independent cost estimate is \$6,113,696. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, overhead and profit.

Fund Source

Fund	0350
Program	2223
Location	4281

Description

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

- Construction of a new cafetorium and related site work, including additional landscaping, a new service drive and staff parking.
- New bus and parent drop-offs, with covered walkways, and reconfiguration of the existing staff/visitor parking area.
- 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 Palm Springs North Elementary School, Project No. A01001, in the total amount of \$5,448,245, which includes a contingency in the amount of \$138,065.

JA/nc