

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

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
 BETANCOURT CASTELLON ASSOCIATES, INC.
 PROJECT NO. 00262600
 GENERAL REPAIRS AND REHABILITATION PROJECT AT
 MIAMI KILLIAN SENIOR HIGH SCHOOL
 10655 SW 97 AVENUE, MIAMI, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

At its meeting of August 2, 2006, the Board commissioned Betancourt Castellon Associates, Inc. (BCA) as CM At-Risk firm for the "General Repairs and Rehabilitation Project at Miami Killian Senior High School", Project No. 00262600. 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 general repairs and rehabilitation project is \$14,697,166 (contingency included of \$1,336,106). The Project Architect's estimate for this package is \$16,548,944 and the independent cost estimate is \$16,471,825. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund	0370/0389
Program	2660
Location	7361

Description

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

- Renovate existing parking areas, re-roof entire facility, correct structural deficiencies, re-paint entire facility, replace acoustical tile ceilings and lighting, install floor tile, new serving line and new walk-in refrigerator/freezer.
- Demolish existing elevator and shaft walls, construct new ADA-compliant elevator.
- Replace HVAC chillers and cooling towers, bathroom renovations, electrical renovations throughout the facility, new walkway and exit lighting, new stage lighting and new speaker stations in Buildings 2-5, 11 and 12, new Fire/Safety installations, signage, new telephone and security CCTV systems.

This project is scheduled for substantial completion within 480 calendar days from the Board approval date.

The Project Architect, Silva Architects, and staff recommended approval of this GMP.

The Principal/Owner of Betancourt Castellon Associates, Inc., is Mr. Ramiro Betancourt. This firm is located at 7765 SW 87 Avenue, Suite 200, Miami, Florida 33173.

RECOMMENDED: That The School Board of Miami-Dade County, Florida approve the GMP for Betancourt Castellon Associates, Inc., for the General Repairs and Rehabilitation Project at Miami Killian Senior High School, Project No. 00262600, in the amount of \$14,697,166, which includes a contingency in the amount of \$1,336,106.

JA/nc