

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

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
BETANCOURT CASTELLON ASSOCIATES, INC.
PROJECT NO. 00254700
NEW SENIOR HIGH SCHOOL
STATE SCHOOL "YYY-1"
(TO RELIEVE MIAMI PALMETTO AND MIAMI KILLIAN SENIOR
HIGH SCHOOLS)
MIAMI-DADE COUNTY, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

At its meeting of March 14, 2007 (Item F-31), the Board commissioned Betancourt Castellon Associates, Inc. as CM-at-Risk firm for "new senior high school State School "YYY-1", Project No. 00254700. This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP for New Senior High School, State School "YYY-1" by the Construction Manager, Betancourt Castellon Associates, Inc. is \$35,209,242 (owner's contingency included \$1,700,000). The Project Architect's estimate is \$36,583,541 and the independent cost estimate is \$34,717,919. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, overhead and profit.

Fund Source

Fund	0399
Program	2846
Location	7029

Description

This new high school will be built on a portion of the Miami Douglas MacArthur South campus. The scope of work includes, but is not limited to, the following:

- Construction of a new senior high school, which will house a total of 1,864 student stations, covered dining area, on-site and off-site utilities, road improvements and signalization, parent and bus drop-offs, parking, new playfields, landscaping and related improvements.

- The project will be constructed in two phases. The first phase shall consist of demolition of existing buildings and construction of the administration/media center building (Building No. 1), a two-story classroom and labs building (Building No. 2), a three-story classroom building (Building No. 3), a cafeteria and music suite (Building No. 4), and related on-site and off-site work.
- The second phase shall consist of renovation, remodeling and additions to the existing gym (Building No. 5) in order to accommodate the PE program for the new high school.
- The first phase is to be completed by July 15, 2009 and the second phase by August 15, 2009.
- This new school is to be submitted for certification by the United States Green Building Council for Leadership in Energy and Environmental Design (LEED) certification. In order to achieve this, the final design incorporates various requirements that go above and beyond the typical M-DCPS criteria. The LEED and sustainable design features in this project include energy efficient lighting controls and equipment, low emitting materials, and water conserving fixtures.

This project is scheduled for substantial completion on August 15, 2009, which is 549 calendar days from Board approval date.

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

The Principals/Owners of Betancourt Castellon Associates, Inc. are Ramiro Betancourt and Albert Castellon. 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., Project No. 00254700, New Senior High School, State School "YYY-1" (to relieve Miami Palmetto and Miami Killian Senior High Schools), in the total amount of \$35,209,242 which includes a contingency in the amount of \$1,700,000.

JA/nc