

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

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)  
BETANCOURT, CASTELLON ASSOCIATES, INC.  
PROJECT NO. 00373300  
REMODELING AND RENOVATION AT  
MEDICAL ACADEMY FOR SCIENCE AND TECHNOLOGY  
(A/K/A MAST AT HOMESTEAD) STATE SCHOOL "SSS-1"  
1220 NW 1<sup>ST</sup> AVENUE  
HOMESTEAD, FLORIDA**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO  
STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY / STABILITY**

At its meeting of November 24, 2010 (Item F-21), the Board commissioned Betancourt, Castellon Associates, Inc. as the Construction Management (CM) At-Risk firm for remodeling and renovation at a new senior high school, Medical Academy for Science and Technology (MAST at Homestead) State School "SSS-1". This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP agreed to by the Construction Manager, Betancourt, Castellon Associates, Inc. for Remodeling and Renovation of subject project is \$9,303,705 (contingency included of \$443,034). The Project Architect's estimate is \$10,967,458 and the independent cost estimate is \$10,898,120. This GMP contract covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

### **Description**

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

- Remodeling and renovation of an existing three-story facility into a state-of-the-art Medical Academy for Science & Technology magnet senior high school (a.k.a. MAST @ Homestead) designed to accommodate approximately 820 student stations.
- The work includes interior partitions, ceiling and lighting, new kitchen, new mechanical, electrical and plumbing systems, structural modifications, exterior painting and water proofing corrections, exterior entry canopy, landscaping and irrigation and parking lot modifications.

**Fund Source**

Fund 384000  
Object 563000  
Program 28490000  
Function 740000  
Location 17040000

This project is scheduled for substantial completion on October 20, 2011 which is 225 calendar days from Board approval.

Staff and the Project Architect, Zyscovich, Inc., recommend approval of this GMP.

The Principal/Owner designated to be directly responsible to the Board for Betancourt, Castellon Associates, Inc. is Ramiro Betancourt. This firm is located at 7051 SW 12 Street, Miami, Florida 33144.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida approve the GMP contract for Betancourt, Castellon Associates, Inc. at Medical Academy for Science and Technology (A/K/A MAST at Homestead) State School "SSS-1" - Project No. 00373300 in the amount of \$9,303,705 which includes a contingency in the amount of \$443,034.

IC/nc