

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

**SUBJECT: APPROVAL OF GUARANTEED MAXIMUM PRICE (GMP)
 BETANCOURT CASTELLON ASSOCIATES, INC.
 PROJECT NO. 00140800
 ADDITION AND RENOVATIONS
 G. HOLMES BRADDOCK SENIOR HIGH SCHOOL
 3601 SW 147 AVENUE, MIAMI, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

At its meeting of June 13, 2007 (Item F-23), the Board commissioned Betancourt Castellon Associates, Inc. for "an addition and renovations project at G. Holmes Braddock Senior High School", Project No. 00140800. This contract provides for construction services to the Board and a Guaranteed Maximum Price (GMP) for construction.

The GMP for the addition and renovations at G. Holmes Braddock Senior High School by the Construction Manager, Betancourt Castellon Associates, Inc. is \$13,500,000 (contingency included \$649,047). The Project Architect's estimate is \$14,026,365 and the independent cost estimate is \$13,235,050. This GMP covers all required work and includes subcontracts, materials, contingency, general conditions, bond, and overhead and profit.

Fund Source

Fund	0321
Program	1203
Location	7051

Description

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

- A new three-story addition, consisting of approximately 59,600 square feet, which shall house 990 student stations and will contain general classrooms, ESE classrooms (including two self-contained classrooms), supplementary instructional spaces, computer labs, reduced administration area, restroom facilities for staff and students, storage areas, and a connecting bridge from the second floor of this new building to the existing facility.

- Site work will include 74 new parking spaces for staff, utility connections for the new building, relocation of existing catch basins and storm sewers (including relocation of an existing force main), new covered walkway to the existing bus drop-off, repair/resurfacing of the existing basketball courts, landscaping and related site improvements.
- The existing chiller plant, cooling towers and water pumps will be replaced by a larger plant comprising of three chillers and towers. The new system will provide cooling for the entire facility and the new addition.
- The fire alarm and public address systems will be replaced in the existing facility.
- Remodeling and renovation of several classrooms will take place in Buildings No. 1 and 8, and all classroom signage will be replaced in the existing facility.
- The new building is considered an Enhanced Hurricane Protection Area (EHPA) and is designed in accordance with the requisite wind load criteria and it will have its own diesel emergency generator.

This project is scheduled for substantial completion on July 31, 2009 which is 471 calendar days from Board approval date.

Staff and the Project Architect, Santos/Raimundez Architects, P.A. recommended approval of the GMP.

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

RECOMMENDED: That The School Board of Miami-Dade County, Florida approve the GMP for Betancourt Castellon Associates, Inc., Project No. 00140800, Addition and Renovations, G. Holmes Braddock Senior High School, in the amount of \$13,500,000 which includes a contingency in the amount of \$649,047.

JA/nc