

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF BETANCOURT CASTELLON ASSOCIATES, INC., AS CONSTRUCTION MANAGEMENT (CM) AT-RISK FIRM FOR THE FOLLOWING PROJECTS:

- RENOVATIONS, REMODELING & ADDITIONS AT NORTH HIALEAH ELEMENTARY - PROJECT NO. A0750D
- NEW CAFETORIUM & MEDIA CENTER AT PALM SPRINGS NORTH ELEMENTARY - PROJECT NO. A01001
- NEW CAFETORIUM & MEDIA CENTER AT SKYWAY ELEMENTARY - PROJECT NO. A01097

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

Staff has completed the selection process for Construction Management (CM) at-Risk firms for the Facilities Work Program FY 05-06 (as may be amended from time to time). The CM at-Risk firms were solicited for the following categories:

- Category "A" (projects with an estimated construction cost greater than \$15 million).
- Category "B" (projects with an estimated construction cost between \$5 - \$15 million).
- Category "C" (projects with an estimated construction cost less than \$5 million).

All six (6) firms that applied for Category "A" were interviewed and ranked by the Selection Committee, on January 5, 2006, as follows:

1. James A. Cummings, Inc.
2. Pirtle Construction Company
3. Betancourt Castellon Associates, Inc.
4. Skanska USA Building, Inc.
5. Turner Construction Company
6. Coastal Construction Company

The Selection Committee was comprised of the following individuals:

Committee Member

Dr. Bhagwan Gupta
Dr. Steve Gallon III
Victor Alonso
Chuks Chinyere
Eduardo Lopez
Lewis Cooper

Representing

Office of the Superintendent
School Operations
Capital Improvements Projects
Capital Improvements Projects
Maintenance Operations
Educational Facilities Compliance

Committee Member

Dennis Caserta
Carlton Crawl (non-voting)

Representing

Business Development and Assistance
A/E Selection, Negotiations & Design Management

Assignment of projects will be based on alignment of project construction values with each of the firm's capabilities, pre-qualification certificate amounts and the scheduling of each project.

Given the results of the Selection Committee interviews and criteria above, staff assigned the CM At-Risk projects at North Hialeah Elementary, Palm Springs North Elementary and Skyway Elementary to the third ranked firm, Betancourt Castellon Associates, Inc. (BCA). The top two ranked firms have either been commissioned or assigned to provide CM At-Risk services for other projects.

Negotiations with BCA to provide pre-construction services for the North Hialeah Elementary, Palm Springs North Elementary and Skyway Elementary projects have been successfully completed.

Project Scope

The scope of work for the three (3) schools includes, but is not limited to, the following:

1. North Hialeah Elementary

- New cafetorium and service yard.
- Remodeling of existing cafetorium to new media center and public toilets.
- Remodeling of existing media center to new classrooms.
- Addition to and remodeling of existing administration area including new main entrance.
- Renovations of existing classrooms and toilet rooms (window and a/c replacements, lighting and painting).
- Interior and exterior corridor up-grades (lighting, flooring, painting).
- Site work (new staff parking, landscaping and bus drop off).

The current estimated construction cost for this project is \$6,516,525.

2. Palm Springs North Elementary

- Construction of a New Cafetorium and Media Center consisting of approximately 21,508 square feet of new construction.
- A landscaped forecourt and perimeter landscaping will provide a unified statement between the school and its surrounding community.
- New bus and parent drop-offs, with covered walkways.
- Reconfiguration of the existing staff/visitor parking area.
- All new facilities will be located around an organizing feature (i.e., "Forum") that shall serve as the new central focal point for the school and its students.

The current estimated construction cost for this project is \$5,469,246.

3. Skyway Elementary

- Construction of a new Cafetorium and Media Center consisting of approximately 18,325 square feet of new construction.
- Perimeter landscaping will be added to provide both a visual and sound buffer to the surrounding community.
- Covered walkways will be added to the bus and parent drop-off areas.
- Due to the placement of the new Cafetorium and Media Center, a new staff parking area (consisting of 59 parking spaces and associated landscaping) will be added.
- Upon completion of the new Cafetorium, four existing classrooms will be remodeled and converted for use as either additional student stations or administrative purposes.
- All new facilities will be located along the east boundary of the school site to move the academic functions away from the heavily traveled N.W. 47th Avenue and thereby creating a public front door to the school (i.e., "Community Access Point") more central to the community.

The current estimated construction cost for this project is \$4,248,784.

Terms and Conditions

The agreement negotiated by staff contains the following terms and conditions:

1. BCA agrees to provide the requisite pre-construction services for the three (3) projects including, but not limited to, the following:
 - Review all design and construction documents prepared by the Project Architect/Engineer, as well as all existing on-site conditions, to ensure constructability of the projects.
 - Provide the District with value engineering analysis, cost saving recommendations and estimates throughout the various phases of design.
 - Prepare a master construction schedule to identify potential time saving measures and to facilitate the timely completion of the projects.
 - Coordinate with District staff and Project Architect/Engineer to ensure that all the necessary testing, permitting applications and regulatory agency reviews are accomplished.
 - Identify all the various bid packages needed to successfully execute the projects, and conduct pre-bid conferences with qualified sub-contractors, material suppliers and equipment vendors.
2. The negotiated lump sum fee for pre-construction services is \$142,000, which represents approximately 0.87% of the total estimated construction cost of \$16,234,555 for all three projects.
3. The cost of printing shall be reimbursed by the Board on a direct cost basis, with prior authorization from staff.

4. The agreement provides for termination by the Board, with or without cause, upon thirty (30) days written notice to the CM At-Risk firm; whereas, the CM At-Risk firm may terminate the agreement, with cause only, upon thirty (30) days written notice to the Board.
5. The Board is under no obligation to assign a minimum number of projects or minimum value to the CM At-Risk firm under this agreement.
6. Upon completion of its pre-construction services, the CM At-Risk firm shall submit a Guaranteed Maximum Price (GMP) to execute each of these projects. The CM At-Risk firm may be required by staff to submit a GMP at 50% completion of construction documents, or at any point thereafter, to execute any of these projects. If accepted by staff, the negotiated GMP will then be submitted to the Board for its approval.
7. BCA has agreed to the terms and conditions of the agreement.

Project Fund

1. North Hialeah Elementary

Fund - 0313
Object- 5630
Location - 3901
Program - 2184
Function - 7400

2. Palm Springs North Elementary

Fund - 0350
Object- 5630
Location - 4281
Program - 2223
Function - 7400

3. Skyway Elementary

Fund - 0306
Object- 5630
Location - 6511
Program - 2793
Function - 7400

Prior Commissioning and Performance Evaluation

The Board has not commissioned BCA within the last three years. The most recent overall performance evaluation score issued by staff to BCA was for the quarter ending September 30, 2005. Based on a performance scale of 1-5, the firm of BCA received a score of 3.72.

Principal

The Principals/Owners designated to be directly responsible to the Board for BCA are Ramiro Betancourt and Albert Castellon. The firm is located at 7765 S.W. 87 Avenue, Suite 200, Miami, Florida 33173.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Betancourt Castellon Associates, Inc., as Construction Management at-Risk firm for the following projects, under the following terms and conditions:

- Renovations, Remodeling & Additions at North Hialeah Elementary, Project No. A0750D
 - New Cafetorium & Media Center at Palm Springs North Elementary, Project No. A01001
 - New Cafetorium & Media Center at Skyway Elementary, Project No. A01097
- 1) a total lump sum fee of \$142,000 for pre-construction services for all three (3) projects; and
 - 2) other terms and conditions, as set forth in the body of this agenda item.

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