

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF BETANCOURT CASTELLON AND ASSOCIATES, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR NEW MIDDLE SCHOOL, STATE SCHOOL "JJ-1" (RELIEF SCHOOL FOR SOUTHWOOD AND PALMETTO MIDDLE SCHOOLS), PROJECT NO. A01137, AND FOR GENERAL REPAIRS AND REHABILITATION AT MIAMI KILLIAN SENIOR HIGH SCHOOL, PROJECT NO. 00262600

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) and which may include three additional years. Firms were solicited for **Category "A"** projects to provide pre-construction services for projects with construction values greater than \$15 million.

Of the six (6) firms that applied for this category, the following were interviewed and ranked by the Selection Committee on January 5, 2006:

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

Representing

Dr. Bhagwan Gupta, Office of School Facilities	Office of the Superintendent
Dr. Steven Gallon III, Office of School Operations	School Operations
Jorge Luaces, Office of School Facilities	Construction
Rolando Pardo, Region V, Capital Improvements	Construction
Chuks Chinyere, Region I, Capital Improvements	Maintenance Operations
Brad Powell, Educational Facilities Compliance	Educational Facilities Compliance
Dennis Caserta, Business Development	Business Development and Assistance
Carlton Crawl (non-voting), A/E Selection	A/E Sel., Negotiations & Des. Mngt.

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

Based on the above criteria, all firms have been commissioned (or have been assigned) to provide CM at-Risk services for other projects.

Staff assigned the third-ranked firm, Betancourt Castellon Associates, Inc., (BCA) to State School "JJ-1", (Relief for Southwood and Palmetto Middle Schools), Project A01137 and for General Repairs and Rehabilitation at Miami Killian Senior High, Project No. 00262600.

Negotiations with BCA have been successfully completed as follows:

Project Scope

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

New Middle School, State School "JJ-1" – Project No. A01137

- A new middle school with approximately 1666 student stations, (approximately 141,860 square feet), to meet EHPA requirements, located on a site adjacent to Miami Killian Senior High School. The school will be organized into three "academies", utilizing the "school-within-a-school" concept;
- Site work - New bus and parent drop-offs and all required on and off-site improvements required for the project (including water main extension, new lift station and sewer lateral connection; and
- Parks and Recreation Fields – relocation of existing park amenities to accommodate new State School "JJ-1" (including six existing tennis courts, and basketball court).

Estimated Construction Cost: \$27,075,309 (based upon the pre-programming packaged by MDCPS' Office of Advanced Planning, April 29, 2006).

Miami Killian Senior High – Project No. 00262600

- Civil/Site – Renovate existing parking areas and add approximately 200 new parking spaces; replace chain link fence and gates, and irrigation system; restore play/athletic fields; construct new storm drainage system throughout the facility to eliminate flooding; repair running track; replace existing wood bleachers;
- Building Envelope – Re-roof entire facility, correct structural deficiencies, and repair finishes damaged by water intrusion; replace aluminum storefronts; re-paint entire facility;

- Interior - Repaint entire facility; replace acoustical tile ceilings and lighting; installation of floor tile in location removed; replace markerboards and chalkboards throughout the facility; install new serving line and new walk-in refrigerator/freezer;
- Elevator - Demolish existing elevator and shaft walls; construct new ADA-compliant elevator;
- HVAC - Replace chillers #2 and #3, cooling towers #1 and 2, AHU's #1 – 30, and exhaust fans #1 – 24, inclusive; install new A/C unit at food services Building 5; install new DDC energy management system and VAV boxes;
- Plumbing – Renovate toilet rooms and replace plumbing fixtures throughout the facility; replace domestic water under-floor piping with overhead domestic water piping;
- Electrical – complete renovation of electrical distribution and control systems throughout the facility; new exterior walkway lighting; new stage lighting; install new speaker stations in Buildings 2 – 5, and 11, 12; and
- Fire/Safety – install exit lighting, signage, new telephone and security CCTV systems.

Based on the final scope definition program prepared by Parsons Brinckerhoff Construction Services Inc., (dated October 21, 2005) the estimated cost of construction for this project is \$17,553,345.

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 this project, 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 project.
 - 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 project.
 - 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 project, and conduct pre-bid conferences with qualified sub-contractors, material suppliers and equipment vendors.

- The negotiated combined lump sum fee for pre-construction services is **\$385,000**. This fee represents approximately 0.86% of the estimated construction cost;

<u>Facility</u>	<u>Construction Estimate</u>	<u>Lump Sum Fee</u>
New Middle School, State School "JJ-1"	\$27,075,309	\$207,862
Miami Killian Senior	\$17,553,345	\$177,138

- Costs for printing shall be reimbursed by the Board on a direct cost basis;
- 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;
- 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;
- Upon completion of the pre-construction services, the CM at-Risk firm shall negotiate a Guaranteed Maximum Price (GMP) for the construction project. If accepted, staff will submit the negotiated GMP for Board approval; and
- BCA has agreed to the time-sensitive schedule and the terms and conditions of the contract and will commence services upon Board commissioning.

Project Fund

New Middle School, State School "JJ-1", Project No. A01137

Fund: 0331, Object: 5630, Location: 0205, Program: 2836, Function: 7400

Miami Killian Senior, Project No. 00262600

Fund: 0389, Object: 5680, Location: 7361, Program: 2660, Function: 7400

Prior Commissionings & Performance Evaluation

The Board has commissioned BCA for the following projects and/or continuing contracts within the last three years:

CM at-Risk for Pre-Construction Services, commissioned: February 15, 2006, for the following Projects:

- Renovations, Remodeling & Additions at North Hialeah Elem. – Project No. A0750D
Estimated Construction Cost: \$6,516,525
- New Cafetorium & Media Center at Palm Springs North Elem. – Project No. A01001
Estimated Construction Cost: \$5,469,246.

- New Cafetorium & Media Center at Skyway Elementary – Project No. A01001
Estimated Construction Cost: \$4,248,784

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 Betancourt Castellon and Associates, Inc., 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 the firm of Betancourt Castellon and Associates, Inc., as Construction Management at-Risk firm for New Middle School, State School “JJ-1”, (Relief for Southwood and Palmetto Middle Schools), Project No. A01137, and General Repairs and Rehabilitation at Miami Killian Senior High School, Project No. A0262600, for the following considerations:

- 1) A combined lump sum fee of \$385,000 for pre-construction services;
 - New Middle School, State School “JJ-1” \$ 207,862
 - Miami Killian Senior \$ 177,138

- 2) the Project Scope and the Terms and Conditions, items 1 through 7, as set forth in the body of the agenda item.