

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

SUBJECT: COMMISSIONING OF BETANCOURT CASTELLON ASSOCIATES, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR NEW SENIOR HIGH SCHOOL, STATE SCHOOL "YYY-1" (TO RELIEVE MIAMI PALMETTO AND MIAMI KILLIAN SENIOR HIGH SCHOOLS) PROJECT NO. 00254700

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Introduction

In November 2005, a solicitation was issued for one (or more) for Construction Management (CM) at-Risk firms to provide pre-construction services for the Facilities Work Program FY 05-06 (as may be amended from time to time) and which may include three additional years. Three categories were identified for the solicitation: Category A – projects with construction cost estimates greater than \$15 million; Category B – projects with construction cost estimates between \$5 million and \$15 million; and Category C – projects with an estimated construction costs less than \$5 million.

Staff has completed the selection process for Category A. 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

Committee Member

Jorge Luaces, Office of School Facilities
Rolando Pardo, Region V, Capital Improvements
Chuks Chinyere, Region I, Capital Improvements
Brad Powell, Educational Facilities Compliance
Dennis Caserta, Business Development
Carlton Crawl (non-voting), A/E Selection

Representing

Construction
Construction
Maintenance Operations
Educational Facilities Compliance
Business Development and Assistance
A/E Selection, Negotiations &
Design Management

Project Assignment

Assignment of projects is based on alignment of construction values with each firm's capabilities, pre-qualification certificate amounts, workload, performance, and scheduling of each project. Based on this criteria, staff assigned the third-ranked firm, Betancourt Castellon Associates, Inc., (BCA) for a new Senior High School, State School "YYY-1" (to relieve Miami Palmetto and Miami Killian Senior High Schools), Project No. 00254700.

Negotiations with BCA have been successfully completed as follows:

Project Scope

Based upon the Program Package prepared by The Architectural Partnership for this project, dated February 7, 2007, the scope of work for the project includes, but is not limited to, the following:

- Demolition of existing Miami Douglas MacArthur South campus (except Buildings 07, 08 and 14, per Castaldi Report, July 28, 2006);
- Construction of a new approximately 140,291 square foot senior high school to house a total of 1689 student stations (1505 new student stations plus 184 existing student stations); classroom building(s), labs, media and administration building, auditorium, cafeteria/kitchen with outside covered dining area, gym and all related support spaces; facility must comply with EHPA requirements; all on-site and off-site utilities, grading, new roads, road improvements, signalization, parent and bus drop-offs, parking, playfields, hard courts, landscaping and other related improvements;
- Remodeling/Renovations of Buildings 07, 08 and 14 to meet program requirements.
- The project construction schedule is contingent upon the relocation of the entire existing Miami Douglas MacArthur South student/staff population by June 2008. Occupancy of the new senior high school is planned for January 2010.

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.
2. The negotiated lump sum fee for pre-construction services is \$260,957. This fee represents approximately .75% of the \$34,744,000 construction budget;
 3. Costs for printing shall be reimbursed by the Board on a direct cost basis;
 4. The agreement provides for termination by the Board prior to the GMP, with or without cause, upon written notice to the CM at-Risk firm; whereas the CM at-Risk firm may terminate the agreement, with specific cause only, upon written notice to the Board in accordance with the terms of the Agreement;
 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 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
 7. BCA has agreed to the time-sensitive schedule and the terms and conditions of the Agreement and will commence services upon Board commissioning.

Project Fund

Fund: 0303, Object: 5630, Location: 7029, Program: 2846, Function: 7400

Prior Commissionings & Performance Evaluation

The Board has commissioned BCA as CM at-Risk for the following projects and/or continuing contracts within the last three years:

- CM at-Risk firm for General Repairs and Rehabilitation at Miami Killian Senior, Project No. 00262600,
Estimated Construction Cost: \$17,553,345
Date Commissioned: August 2, 2006

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 year 2006. Based on a performance scale of 1-5, the firm of BCA received a score of 3.93.

Principals

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

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of Betancourt Castellon Associates, Inc., as Construction Management at-Risk firm for New Senior High School State School "YYY-1" (to relieve Miami Palmetto and Miami Killian Senior High Schools) Project No. 00254700, as follows:

- 1) A lump sum fee of \$260,957 for pre-construction services; and
- 2) the Project Scope and the Terms and Conditions, items 1 through 7, as set forth in the body of the agenda item.

NAD:CC:cc