

February 27, 2008

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

SUBJECT: COMMISSIONING OF BETANCOURT CASTELLON ASSOCIATES, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR NEW SENIOR HIGH SCHOOL, STATE SCHOOL "HHH-1", (TO RELIEVE MIAMI SOUTHRIDGE, FELIX VARELA AND MIAMI SUNSET SENIOR HIGH SCHOOLS), A RE-USE OF STATE SCHOOL "YYY-1" PROJECT NO. 00254600

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

Introduction

In December 2005, a solicitation was issued for one (or more) Construction Management (CM) at-Risk firms to provide construction management at-risk services for the Facilities Work Program through FY 08-09 for New, Remodeling and Renovations Projects. 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 cost less than \$5 million.

The final ranking for Category A is as following:

<u>Ranking</u>	<u>Firm</u>
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

Project Assignment

The referenced CM at-Risk firms are assigned projects based on alignment of construction values with each firm's capabilities, pre-qualification certificate amounts, workload, performance and scheduling of each project. On March 14, 2007, the Board commissioned Betancourt Castellon Associates, Inc. (BCA) as a CM at-Risk firm to provide pre-construction services on State School "YYY-1" (to relieve Miami Palmetto and Miami Killian Senior High Schools). State School "YYY-1" will be re-used for State School "HHH-1" (to relieve Miami Southridge, Felix Varela and Miami Sunset Senior Highs), Project No. 00254600).

Based on the above assignment criteria and BCA's familiarity with "YYY-1" (re-use project), staff recommends commissioning of BCA for State School "HHH-1".

Negotiations with BCA have been successfully completed as follows:

Project Scope

The Pre-program Package prepared September 2007 by MDCPS' Office of Advanced Planning includes, but is not limited to, the following Scope of Work:

- Construction of a new senior high school (approximately 150,460 nsf) to house a total of 1973 student stations. This school will include general classrooms, science labs, art, music, vocational labs, ESE spaces, media center, administration, cafetorium with outside covered dining area, gymnasium with locker rooms, and all related support spaces, Enhanced Hurricane Protection Area (EHPA), all on-site and off-site utilities, grading, new roads / road improvements, signalization, parent and bus drop-offs, parking, new playfields, hardcourts, landscaping and other related improvements.
- Compliance with the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) Certification for this project.
- Several Guaranteed Maximum Price (GMP) proposals may be required for this construction project.

Construction Budget: \$ 49,698,377

Construction duration is 598 days (or approximately 20 months) and occupancy is scheduled for August of 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 Architect/Engineer of Record, 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 Architect/Engineer of Record 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 **\$229,000**. Ground Penetration Radar service is not included. This fee represents approximately 0.46% of the \$49,698,377 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 schedule and the terms and conditions of the contract and will commence services upon Board commissioning.

Project Fund

Fund: 0300 Object: 5600 Location: 7051 Program: 1512 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 an Addition and Renovations at G. Holmes Braddock Senior High School, Project No. 00140800, as follows:
Estimated Construction Cost: \$16,500,000
Commissioned: June 13, 2007
- CM 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,
Estimated Construction Cost: \$34,744,000
Commissioned: March 14, 2007
- CM at-Risk firm for General Repairs and Rehabilitation at Miami Killian Senior High School, Project No. A0262600,
Estimated Construction Cost: \$17,553,345
Commissioned: August 2, 2006
- CM at-Risk for Pre-Construction Services, commissioned: February 15, 2006, for the following:
 - Renovations, Remodeling & Additions at North Hialeah Elementary
Project No. A0750D
Estimated Construction Cost: \$6,516,525
 - New Cafetorium & Media Center at Palm Springs North Elementary
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 2007. Based on a performance scale of 1-5, the firm of BCA received a score of 3.58.

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 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 Associates, Inc., as Construction Management at-Risk firm for new State School "HHH-1" (to relieve Miami Southridge, Felix Varela and Miami Sunset Senior High Schools), a re-use of State School "YYY-1", Project No. 00254600, under the following considerations:

- 1) A lump sum fee of **\$229,000** 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.