

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

SUBJECT: COMMISSIONING OF BETANCOURT, CASTELLON ASSOCIATES, INC., AS CONSTRUCTION MANAGEMENT AT-RISK FIRM FOR REMODELING AND RENOVATION AT 1220 NW 1ST AVENUE, HOMESTEAD, FOR STATE SCHOOL "SSS -1" A NEW SENIOR HIGH SCHOOL MEDICAL ACADEMY FOR SCIENCE & TECHNOLOGY (A/K/A MAST AT HOMESTEAD), PROJECT NO. 00373300

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Introduction

In July 2010, a solicitation was published to competitively select a Construction Management at-Risk (CM at-Risk) firm to provide pre-construction services for State School "SSS-1" a new senior high school medical academy for science & technology, a/k/a MAST at Homestead, located at 1220 NW 1st Avenue, Homestead, Florida. Fifteen (15) firms applied and of those ten (10) were shortlisted. On September 28 & 29, 2010 ten firms made presentations, were interviewed and subsequently ranked by a Selection Committee, as follows:

1. Betancourt, Castellon Associates, Inc.
2. The Weitz Company
3. Pavarini Construction Company, Inc
4. Vetia Padron, Incorporated
5. Coastal Construction of Monroe, Inc. d/b/a Coastal Construction Company
6. Suffolk Construction Company
7. Hewett-Kier Construction, Incorporated
8. Pirtle Construction Company
9. Bovis Lend Lease. Inc.
10. Turner Construction Company

The Selection Committee was comprised of the following individuals:

<u>Committee Member</u>	<u>Representing</u>
Juan Oddone, Div of Math, Science & Adv. Academic Prog.	Office of the Superintendent
Gregory Zawyer, Principal, "SSS-1"	School Operations (Region V)
Janet Kelly, Executive Director	School Facilities - Construction
Jose Velez, Project Manager	School Facilities - Construction
Michael Krtausch, Director Maintenance	School Facilities -
Ramon Gullien, Electrical Engineer	Ed. Facilities Code Compliance
Patricia Freeman, Director Asst.	Div of Business Development &
Octavio Suarez, Analyst III (non-voting)	A/E Selection & Negotiations

Negotiations with Betancourt, Castellon Associates, Inc. (BCA) have been successfully concluded and the firm has agreed to provide full CM at-Risk services as follows:

PROJECT SCOPE

Miami-Dade County Public Schools (M-DCPS) plans to convert two stories (approx. 73,000 sq. ft.) of a three-story facility (approx. a total of 103,000 sq. ft.) located on a 3.76 acre site at 1220 NW 1ST Avenue in Homestead, Florida (formerly known as Homestead Hospital) into a state of the art Medical Academy for Science & Technology (MAST) senior high. This facility will be remodeled and renovated to accommodate approx. 820 senior high student stations. At a minimum, MAST will contain academic classrooms, biology, chemistry & physics labs, practical experience labs (such as, pharmaceutical, bio-medical sciences and physical therapy labs), skills labs, multipurpose space, media center, administration, dinning/food service areas, support spaces, parent drop-offs, parking and all related on-site and off-site utility improvements/new components. The conversion from a former hospital to a high school may require major modifications (and/or new) facility's MEP, safety-to-life and energy systems.

The timeline for this project will be very aggressive in order to achieve occupancy for the mid 2011-2012 school year. Therefore, intense coordination and cooperation with the A/E of Record, consultants, school administrators and district offices will be required throughout the process.

Construction Budget: \$8,000,000

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 A/E 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 the A/E 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 per task for pre-construction services is \$37,126;

3. This fee represents approximately 0.46% of the estimated construction cost of \$8 million;

PRE-CONSTRUCTION SERVICES	FEE
1. Design Review, Constructability, Value Engineering	\$10,826
2. Review of Existing Conditions (Ground Penetration Radar Services not included)	\$ 6,400
3. Cost Estimating / Cost Controls	\$7,200
4. Scheduling	\$3,200
5. Bidding / GMP	\$9,500
TOTAL PRE-CONSTRUCTION SERVICES FEE:	\$37,126

4. To the extent possible, printing of the project manuals will be accomplished using in-house resources. Cost of other printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated in the CM Agreement;

5. The agreement provides for termination by the Board, with or without cause, upon written notice to the CM at-Risk firm; whereas the CM at-Risk firm may terminate the agreement, with cause only, upon seven (7) days written notice to the Board per conditions stipulated in the CM 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 terms and conditions of the agreement and will commence services upon commissioning by the Board.

Principals

The Principal/Owner designated to be directly responsible to the Board for Betancourt Castellon Associates, Inc. is Ramiro Betancourt. This firm is located at 7051 S.W. 12th Street, Miami, Florida 33144.

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 Remodeling and Renovations at 1220 NW 1st Avenue, Homestead, for State School "SSS-1" a new senior high school medical academy for science & technology, Project No. 00373300, for the following considerations:

- 1) a total fee of \$37,126 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.

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