

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT:           AWARD BETANCOURT, CASTELLON ASSOCIATES, INC.  
PROJECT NO. A01029  
DESIGN-BUILD - NEW MIDDLE SCHOOL  
STATE SCHOOL "SS1"  
RELIEF FOR HOMESTEAD AND REDLAND MIDDLE SCHOOLS  
THE INTERSECTION OF SW 197 AVENUE & 292 STREET,  
HOMESTEAD, FLORIDA**

**COMMITTEE:       FACILITIES AND CONSTRUCTION REFORM**

Three Design-Build contractors responded to the Request for Qualifications and they were selected for invitation to bid on the design criteria. The construction budget is \$28,473,938. The DCP's construction cost estimate is \$32,050,000. The independent cost estimate is \$30,480,737. The low bidder's Base Bid and Alternates is \$29,821,000 and is 4.7% over the construction budget but within the state-authorized cost caps when allowable extraordinary costs are applied.

This project includes minority business enterprise subcontracting assistance levels.

Bids were received and opened on June 7, 2005 by The School Board of Miami-Dade County, Florida, have been tabulated and analyzed as follows:

<u>BIDDER</u>	<u>BOND/ CHECK</u>	<u>DEDUCTIVE ALTERNATES</u>	<u>BASE BID</u>	<u>BASE BID &amp; ALTS. 1-6</u>
Betancourt, Castellon Associates, Inc. Miami, FL	5%	1) 540,000 2) 10,000 3) 25,000 4) 84,000 5) 36,000 6) 145,000	\$30,661,000	\$29,821,000
MCM Corporation Miami, FL	5%	1) 320,000 2) 7,800 3) 73,000 4) 75,000 5) 32,250 6) 130,000	\$31,900,000	\$31,261,950

**REPLACEMENT**

Distribution

Base Bid (Design Build) .....	\$30,661,000
Alternate Nos. 1 through 6 .....	<u>-840,000</u>
Total Contract .....	29,821,000
Design Criteria Professional Fee .....	884,565
Other Professional Services .....	674,196
Administrative Overhead .....	1,651,505
Project Contingency .....	<u>1,650,330</u>
Total Funds Required .....	\$34,681,596

Fund Source

Fund           0303 /0306 /0321  
Program       2746 - S/S "SS1" - New Middle School (To relieve Homestead and Redland  
                  Middle Schools)  
Location      6053

Description

This project is for a new Middle School which will house 1,662 student stations on a 20-acre site . The school will consist of one, two and three-story fully sprinklered buildings, parking and drop-off areas, and playfield / hardcourts area. A portion of the facility is designated EHPA. Improvements of site, adjacent streets, and of water / sewer services are also included in this project.

Alternates

- Alternate No. 1-     Reduce the Project Architect's Project Specific Professional Liability Insurance Requirements from \$5,000,000 to \$1,000,000.
  
- Alternate No. 2-     In lieu of wall-mounted water closets throughout the school, provide floor-mounted water closets.
  
- Alternate No. 3-     Provide aluminum walkway covers throughout the school in lieu of concrete covered walkways. Sprinkler lines and electrical conduits may be exposed.
  
- Alternate No. 4-     Delete aluminum/glass curtainwall system at Stair No. 1 and provide required guardrails.
  
- Alternate No. 5-     Remove aluminum/glass curtainwall system at enclosed corridor area near Stair No. 2 to create exterior, non-air conditioned corridor.
  
- Alternate No. 6-     Simplify articulation at perimeter exterior walls throughout and provide reveals and accent colors in lieu of recesses and indentations.

This project is a design-build project. It is scheduled for substantial completion on March 7, 2007, which is 629 calendar days from date of award.

The Design Criteria Professional, PBS&J and District staff recommended award of the contract to the low bidder, Betancourt, Castellon Associates, Inc.

The Principal/Owner of Betancourt, Castellon Associates, Inc. is Mr. Ramiro Betancourt. The Project Architect is Silva Architects and the Principal/Owner is Mr. Rolando Silva.

This project was bid with M.B.E. subcontracting assistance levels of 18% African-American and 6% Women. The recommended contractor will submit M/WBE subcontractors as participants in this project which will be reviewed and monitored for compliance with overall M/WBE assistance levels of 24%.

M/WBE Eligibility

None

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Superintendent to award Project No. A01029, Design-Build - New Middle School, State School "SS1" - Relief for Homestead and Redland Middle Schools, on the basis of Base Bid and Alternate Nos. 1 through 6 in the amount of \$29,821,000 to the low bidder:

Betancourt, Castellon Associates, Inc.  
7765 SW 87 Avenue, Suite 200  
Miami, Florida 33173

JA/nc