

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 AN ADDITION AND RENOVATIONS AT G. HOLMES BRADDOCK SENIOR HIGH SCHOOL, PROJECT NO. 00140800

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. Based on these criteria, staff recommends commissioning of Betancourt Castellon Associates, Inc., (BCA) for an Addition and Renovations at G. Holmes Braddock Senior High School, Project No. 00140800.

Negotiations with BCA have been successfully completed as follows:

Project Scope

The Pre-program Package prepared by MDCPS' Office of Advanced Planning, dated March 22, 2007 (and up-dated May 8, 2007), includes, but is not limited to, the following Scope of Work:

- **Addition:** Construction of a new three-story classroom building (with three self-contained ESE classrooms on the first floor, general purpose and science classrooms, two computer labs, a resource room, and office area), approximately 53,000 square feet, to house approx. 990 student stations. The addition shall be designed to contain an Enhanced Hurricane Protection Area (unless waived) and to receive LEED Certification.
- **Site:** Corrections to existing parking, parent and bus drop-off areas; new covered dining area, covered walkways, and bus drop-off; all on-site and off-site improvements and utility connections; and
- **Renovations:** Replacement of HVAC controls (and repair or replacement of chiller, cooling tower and pump, as required);

Construction Budget: \$13,000,000 New Construction / \$3,500,000 Renovations

The CM shall assist the A/E in providing a Program Validation/System Assessment Report, which, when completed and approved by MDCPS, may include the following additional items in the project's Scope of Work, if within budget:

- **Renovations:** Major Paint (interior/exterior) campus-wide; Re-surface basketball courts; replacement of, or repairs to 1) Automatic Fire Suppression system, 2) intrusion alarm system, 3) Public Address system, and 4) fire alarm system; provide emergency generator;
- **Remodeling:** Building 01, FISH #021 - provide new door, and FISH #060 - convert from Student Activities to Classroom; Building 08, FISH #197A (Dark Room) and #197B (Materials Storage) - remove divider wall.

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 \$140,920. Included in this fee is the cost for all Ground Penetration Radar services. This fee represents approximately 0.85% of the \$16,500,000 combined 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 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 2006. Based on a performance scale of 1-5, the firm of BCA received a score of 3.95.

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 an Addition and Renovations at G. Holmes Braddock Senior High School, Project No. 00140800, as follows:

- 1) A lump sum fee of \$140,920 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.