

Business Operations
J.E. Surash, P.E., Chief Business Officer

SUBJECT: AUTHORITY TO AMEND THE AGREEMENTS WITH SPILLIS CANDELA DMJM AND WOLFBERG ALVAREZ & PARTNERS AS ARCHITECT/ENGINEER (A/E) FOR THE RELOCATABLE CLASSROOM REPLACEMENT PROJECT (A0825) AT VARIOUS SITES THROUGHOUT THE DISTRICT

COMMITTEE: FACILITIES MANAGEMENT

Introduction

During the past 18 months, the Relocatable Classroom Replacement Program (Program) has resulted in the construction of 86 classrooms (2,490 student stations) at seven (7) schools, with an additional 38 classrooms (950 student stations) under construction at four (4) additional schools and 64 classrooms (1,810 student stations) in design at five (5) more schools. Upon completion, the program will have added approximately 188 classrooms (5,250 student stations) at 16 schools. This program is providing the following benefits:

1. removal of 188 unsatisfactory relocatable classrooms from the District's inventory as required by State Statutes;
2. a cost of approximately \$7,000 per student station, less than one half of the State allowable;
3. reuses of prototype designs as recommend by the Miami-Dade Land Acquisition & Facilities Maintenance Operations Advisory Board;
4. the buildings contain general classrooms that meet current District criteria without extras;
5. fixed prices for each prototype building based on bids to the Construction Manager at-Risk;
6. delivery of classrooms on time, or early; and
7. actual combined design and construction time is typically less than one year.

Additional Information

On January 16, 2002, the School Board commissioned the firms of Spillis Candela DMJM and Wolfberg Alvarez & Partners as Design Criteria Professionals (DCP) for the Program relocatable classroom replacement project at various sites throughout the District. The

agreement with Spillis Candela DMJM was amended by the School Board on July 10, 2002, to provide Architectural/Engineering services for the development of several (modular) prototype designs. As noted in the July 10, 2002 Board item, staff was to secure Board approval at the time of each reuse for additional fees for site adaptation, bidding, construction administration and updates to the original prototype; however, a review of the records indicates this was not done. Additionally, in order to balance the anticipated workload, the District implemented a system that assigned site adaptation design and construction administration as follows: Spillis Candela DMJM for projects North of Flagler Street and Wolfberg Alvarez & Partners for projects South of Flagler Street (Spillis Candela DMJM, the Architect of Record for the prototypes would also be compensated for construction administration of buildings in the South). To comply with the July 10, 2002 Board item, staff now seeks the following:

- a) approval of amendment to the agreements with Spillis Candela DMJM and Wolfberg Alvarez & Partners to include the negotiated fees based on Attachment "A" fee schedule, and
- b) confirmation of assignments already made to date (Attachments "B" and "C") based on the same negotiated fee schedules.

RECOMMENDED: That The School Board of Miami-Dade County, Florida:

- a) approve amendment to the agreements with Spillis Candela DMJM and Wolfberg Alvarez & Partners to include the negotiated fees based on Attachment "A" fee schedule,
- b) confirm assignments already made to date (Attachments "B" and "C") based on the same negotiated fee schedules, and
- c) authorize the Superintendent to provide written notification of this action to Spillis Candela DMJM and Wolfberg Alvarez & Partners.

ARC:LF:NAD:nad

NEGOTIATED FEE SCHEDULE FOR ADDITIONAL SERVICES

NORTH PROJECTS BY SPILLIS CANDELA DMJM

Building	Site Design	Construction Administration for Site	Construction Administration for Building Connections & Building
7 classrooms & group toilets	\$12,150	\$4,050	\$12,103
9 classrooms & group toilets	\$15,188	\$5,063	\$15,096
11 classrooms & group toilets	\$18,225	\$6,075	\$18,100
13 classrooms & group toilets	\$21,263	\$7,088	\$21,100

SOUTH PROJECTS BY WOLFBERG ALVAREZ & PARTNERS

Building	Site Design	Construction Administration for Site & Connections
7 classrooms & group toilets	\$12,150	\$8,892
9 classrooms & group toilets	\$15,188	\$12,001
11 classrooms & group toilets	\$18,225	\$13,315
13 classrooms & group toilets	\$21,263	\$15,528

SOUTH PROJECTS BY SPILLIS CANDELA DMJM

Building	Construction Administration for Building as Architect of Record
7 classrooms & group toilets	\$4,842
9 classrooms & group toilets	\$6,038
11 classrooms & group toilets	\$7,240
13 classrooms & group toilets	\$8,440

NOTES:

1. Basic services must be added to the above fees in accordance with original the terms and conditions of the A/E's agreement (as previously approved by the Board on July 10, 2002):
 - a. Design Reuse Fee = \$5,000 / building (for the Architect of Record)
 - b. Site Visits = \$250 / visit (number of visits varies for each site)
 - c. Printing costs = \$550
 - d. Design fee for prototypes (8, 10, 12 & 14 units) was approved by the Board on July 10, 2002.
2. No fee is required for the bidding phase since the CM at-risk firm has agreed to maintain a fixed GMP for each building and only the site work is bid.
3. The payment schedule for the above fees is based on the original agreements.

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SPILLIS CANDELA DMJM
ADDITIONAL NEGOTIATED FEES

PROJECT NO.	SCHOOL	AREA	STATUS	FEES	AMOUNT PAID TO DATE
A0825W6021	ARVIDA MID.	S	In Progress	\$ 26,100.00	\$ 22,480.00
A0825S0401	BLANTON EL.	N	Cancelled	\$ 8,814.00	\$ 8,814.00
A0825W0671	CALUSA EL.	S	In Progress	\$ 15,103.00	\$ -
A0825S2041	FRANKLIN EL.	N	In Progress	\$ 28,315.00	\$ 5,215.00
A0825W6211	GLADES MID.	S	Cancelled	\$ 25,100.00	\$ -
A0825W2261	GREENGLADE EL.	S	Completed	\$ 23,096.00	\$ 23,096.00
A0825S7131	HIALEAH MIAMI LAKES SR.	N	In Progress	\$ 28,315.00	\$ 25,057.00
A0825W2501	HOLMES EL.	N	Cancelled	\$ 23,100.00	\$ 5,000.00
A0825W3021	LITTLE RIVER EL.	N	Cancelled	\$ 28,315.00	\$ 5,215.00
A0825S6391	MADISON MID.	N	Cancelled	\$ 8,814.00	\$ 8,814.00
A0825W7361	MIAMI KILLIAN SR.	S	Cancelled	\$ 20,103.00	\$ -
A0825W7731	MIAMI SOUTHRIDGE SR.	S	Completed	\$ 29,099.80	\$ 29,099.80
A0825S6571	NORLAND MID.	N	Completed	\$ 24,513.20	\$ 21,262.00
A0825W6861	SOUTHWOOD MID.	S	Completed	\$ 18,096.00	\$ 18,096.00
A0825S5381	STIRRUP EL.	N	Cancelled	\$ 28,315.00	\$ -
A0825S5431	SWEETWATER EL.	N	Cancelled	\$ 35,365.00	\$ 9,265.00
A0825W7781	VARELA, FELIX SR.	S	Completed	\$ 42,199.80	\$ 42,199.80
A0825S0091	GRAHAM, BOB ED. CTR.	N	In Progress	\$ 53,257.00	\$ -
A0825S0071	THOMAS, E. B. EL.	N	In Progress	\$ 53,257.00	\$ -
A0825W3103	MARTIN, F. C. EL.	S	In Progress	\$ 23,096.00	\$ -
TOTALS				\$ 542,373.80	\$ 223,613.60

Note:

1. Variations in fees are due to individual site conditions, number of buildings and required number of site visits for each school.
2. Spillis Candela DMJM is the Architect of Record for the prototypes building, therefore their services are required for the construction administration of the buildings in both areas (North and South).
3. Fees paid on cancelled projects are as of this date and may not be all inclusive.

MARCH 17, 2004 BOARD MEETING ITEM E-27

WOLFBERG ALVAREZ & PARTNERS
ADDITIONAL NEGOTIATED FEES

PROJECT NO.	SCHOOL	AREA	STATUS	FEES	AMOUNT PAID TO DATE
A0825W6021	ARVIDA MID.	S	In Progress	\$ 16,392.00	\$ 13,496.00
A0825W0671	CALUSA EL.	S	In Progress	\$ 20,996.00	\$ 5,638.50
A0825W6211	GLADES MID.	S	Cancelled	\$ 16,392.00	\$ -
A0825W2261	GREENGLADE EL.	S	Completed	\$ 11,141.00	\$ 11,141.00
A0825W7151	HOMESTEAD SR.	S	In Progress	\$ 58,710.00 *	\$ -
A0825W3101	MARTIN, F.C. EL.	S	In Progress	\$ 54,073.00	\$ 17,190.90
A0825W7361	MIAMI KILLIAN SR.	S	Cancelled	\$ 5,893.00	\$ -
A0825W7731	MIAMI SOUTHRIDGE SR.	S	Completed	\$ 21,643.00	\$ 20,799.00
A0825W7701	SOUTH DADE SR.	S	Cancelled	\$ 10,518.00	\$ 9,466.20
A0825W6861	SOUTHWOOD MID.	S	Completed	\$ 23,050.10	\$ 23,050.00
A0825W7781	VARELA, FELIX SR.	S	Completed	\$ 38,977.00	\$ 38,977.00
TOTALS				\$ 277,785.10	\$ 139,758.60

* *Partial work order issued*

Note:

1. Variations in fees are due to individual site conditions, number of buildings and required number of site visits for each school.
2. Spillis Candela DMJM is the Architect of Record for the prototypes building, are required for the construction administration of the buildings in both areas (North and South).
3. Fees paid on cancelled projects are as of this date and may not be all inclusive.