

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: COMMISSIONING OF RODRIGUEZ AND QUIROGA ARCHITECTS  
CHARTERED AS THE ARCHITECT/ENGINEERS FOR HISTORICAL  
RESTORATION/STRUCTURAL REPAIRS OF GYM AND  
CLASSROOM/ADMIN BUILDINGS AT PONCE DE LEON MIDDLE  
SCHOOL, PROJECT NO. A01003**

**COMMITTEE: FACILITIES MANAGEMENT**

Introduction

Staff has completed the selection process for one or more Architectural/Engineering firms to provide full Architect/Engineers (A/E) services for several Capital Remodeling and Renovation projects in the Facilities Work Program FY 03-04 (as may be amended from time to time).

Of the thirty-five firms that applied, thirteen firms were short-listed. On September 20 and 21, 2004, the A/E Selection Committee interviewed and ranked the following thirteen firms:

- Zyscovich Inc.
- M. C. Harry Associates
- Rodriguez and Quiroga Architects Chartered
- Architeknic Inc.
- Brown + Brown Architects
- The Architectural Partnership, Inc.
- Laura M. Perez & Associates
- Borrelli & Associates
- Gili-McGraw Architects
- Architects International, Inc.
- Rodriguez Peterson & Porras, Architects
- Johnson Associates
- KVH Architects, PA

The following individuals served on the A/E Selection Committee:

Committee Members

- Fernando Albuerne
- Alex Peraza
- Humberto Cabanas

Representing

Appointee of the Superintendent  
Facilities Management  
Facilities Management

### Committee Members

- Rolando Necuze
- Sharon Grau
- Dennis Caserta (Non-voting)
- Veretas Fernandes (Non-voting)

### Representing

Facilities Management  
Dept. of A/E Selection, Negotiations & Design  
Management  
Div. Of Business Development & Assistance  
Office of Management & Compliance Audits

Negotiations with the first and second-ranked firms are underway for other advertised projects. Staff selected the third-ranked firm of Rodriguez and Quiroga Architects Chartered to provide A/E services for Historical Restoration/Structural Repairs of Gym and Classroom/Admin Buildings at Ponce de Leon Middle School, Project No. A01003.

### Project Scope

Construction services will be performed via the Construction Management at-Risk delivery method. The project scope includes the following:

#### Building 1 - Classroom/Admin (Historical Building)

- Demolition of the interior walls (approximately 29,900 GSF) of an existing two-story historical building with 164 student stations. Reconstruction of a new structure inside the existing exterior walls including temporary shoring. The new interior space will increase the student stations to approximately 264 student stations based on the attached draft Facilities List;
- Significant structural repairs and treatment to existing exterior walls. Restoration of the roof, exterior walls to the original design and window replacement to comply with new code and match the original design;
- Temporary relocation of existing fire alarm, PA, and CCTV security system to the existing administration relocatable in order to maintain the school in full operation during the construction phase;
- Upgrade of existing building mechanical/electrical/plumbing systems and all related site work; and
- New Parent drop-off (as a deductive alternate)

#### Building 3 - Gymnasium Building

- Replacement of the existing floor slab, concrete piers and foundation.
- Structural repairs of the roof, exterior walls, columns and beams.
- Restoration of the gymnasium to its original design (approximately 10,000 GSF).

Negotiations with Rodriguez and Quiroga Architects Chartered have been successfully concluded as follows:

## Terms & Conditions

The negotiated lump sum basic services fee agreed to by Rodriguez and Quiroga Architects Chartered for program validation, design and construction document preparation and design and construction administration for this project, is \$823,439, with an estimated construction cost of \$7,993,590. The fee represents 10.3% of the estimated construction cost. A summary of the negotiated basic services fee is as follows:

• Program/Scope Validation and Verification of Existing Systems	\$41,172
• Phase I	\$82,344
• Phase II	\$205,860
• Phase III	\$205,860
• Bidding	\$41,172
• Construction Administration	\$205,860
• Closeout	\$32,937
• Warranty	\$8,234
<b>TOTAL BASIC SERVICES FEE</b>	<b>\$823,439</b>

The following services, to be utilized at the option of the Board's designee, were also negotiated:

- The A/E shall prepare relocation/demolition documents (which would be done concurrently with the scope validation phase) and construction administration services for the relocation/demolition phase, for a lump sum fee of \$37,384;
- Grants writing (and historic preservation meetings and/or presentations required only as it relates to grant writing), to be based on hourly rates, approved in advanced by the Board;
- The A/E shall conduct 84 additional site visits at a flat fee of \$275/visit, with a not-to-exceed amount of \$23,100; and
- A not-to-exceed fee of \$15,000 for a traffic consultant, if needed;

Other terms and conditions were negotiated as follows:

- The cost of printing shall be reimbursed by the Board on a direct cost basis;
- A provisional multiplier for hourly compensation is limited to 2.45 for any additional work approved by staff;
- The A/E principals' rates are set at \$125/hour;
- The A/E shall maintain no less than a \$2 million professional liability insurance policy with a maximum deductible of \$50,000;

- The agreement may be terminated by the Board, with or without cause, upon thirty (30) days written notice to the A/E; whereas, the A/E may terminate the agreement, with cause only, upon thirty (30) days written notice to the Board; and
- The A/E has agreed to complete the Phase III documents by August 2005 in order to award the construction contract at the January 2006 Board Meeting.

#### Project Fund

The funding source for this project is as follows:

Fund 0350, Object 5630, Location 6741, Program 2520 and Function 7400

#### Prior Commissioning & Performance Evaluation

The Board has not commissioned Rodriguez and Quiroga Architects Chartered for any project(s) to date. The Board has no performance evaluation data for this firm.

#### Principals

The Principals of Rodriguez and Quiroga Architects Chartered are Raul L. Rodriguez and Antonio M. Quiroga. The firm is located at 2100 Ponce de Leon Boulevard, Coral Gables, Florida 33134.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission Rodriguez & Quiroga Architects Chartered for full Architect/Engineers services for the Historical Restoration/Structural Repairs of Gym and Classroom Admin Buildings, and parent drop-off at Ponce de Leon Middle School, Project No. A01003, under the following terms and conditions;

- 1) a lump sum basic services fee of \$823,439; and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:rg

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## FACILITIES LIST FOR MIAMI-DADE DISTRICT

### **Ponce De Leon Middle School**

Remodeling of Existing Building #1

Project # A-01003

Grades 6-8  
Utilization 90%

Student Stations: 264  
Design Capacity: 238

<u>FISH Code</u>	<u>Number of Spaces</u>	<u>Space Description</u>	<u>Square Ft. Unit</u>	<u>Square Ft. Total</u>	<u>Stu.Stat. Unit</u>	<u>Stu.Stat. Total</u>
<b><u>English</u></b>						
020	3	** Classroom	750	<b>2,250</b>	22	66
<b><u>Mathematics</u></b>						
020	3	** Classroom	750	<b>2,250</b>	22	66
<b><u>Social Studies</u></b>						
020	3	** Classroom	750	<b>2,250</b>	22	66
<b><u>Science</u></b>						
020	3	** Classroom	750	<b>2,250</b>	22	66
<b><u>Media Center</u></b>						
385		Closed Circuit Television shall include:		<b>746</b>		
		Production Studio	366			
		Production Control Room	200			
		Editing Room No. 1	90			
		Editing Room No. 2	90			
<b><u>Administration</u></b>						
300	1	Principal's Office		200		
301	3	Assistant Principal Office	150	450		
301	2	Administrative Offices	150	300		
302	1	Bookkeeping Office		120		
303	1	Secretarial Space (for 4)		600		
304	1	Reception		392		
305	1	Production Workroom		339		

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FISH Code	Number of Spaces	Space Description	Square Ft. Unit	Square Ft. Total	Stu.Stat. Unit	Stu.Stat. Total
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### Administration (continued)

306	1	Conference Room		250		
307	1	* Clinic (Including 2 restrooms, 1 shower)		407		
308	1	Administrative Storage		271		
309	1	Records Vault		121		
311	1	Student Activities Area		407		
312	1	Computer Area		136		
316	1	* Teacher Lounge/Dining		542		
315	2	Teacher Planning Office (for 4)	240	<u>480</u>		
				<b>5,015</b>		

**NOTE:** Provide a male and female staff restroom in the administrative area and the teacher lounge/dining from the "Staff Restroom" square footage allocation.

### Student Services

301	4	Guidance Counselor Office	150	600		
304	1	Reception		150		
303	1	Guidance Secretarial Area (for 2)		300		
313	1	Careers Room		340		
314	2	Itinerant Office	120	240		
309	1	Student Records		<u>150</u>		
				<b>1,780</b>		

### Other Areas

368	1	** Textbook Storage		250		
815/816		* Student Restrooms		700		
822/823		* Public Restrooms		252		
819/820		* Staff Restrooms		<u>84</u>		
				<b>1,286</b>		

**NOTE:** The square footage designated above for the restrooms are only approximate. The actual square footage necessary for a specific project may vary significantly due to various code requirements and the specific design solution. The square footage will need to be adjusted accordingly during design on a per project basis.

### Custodial

331	2	Receiving, Work Area, and Service Closets	40	80		
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<u>FISH Code</u>	<u>Number of Spaces</u>	<u>Space Description</u>	<u>Square Ft. Unit</u>	<u>Square Ft. Total</u>	<u>Stu.Stat. Unit</u>	<u>Stu.Stat. Total</u>
		Sub-total Net		17,907		264
		Mechanical @ 6% of Sub-total Net		<u>1,074</u>		
		TOTAL NET		18,981		
		Circulation, Walls, Etc. @32% of Total Net		<u>6,074</u>		
		<b>TOTAL GROSS</b>		<b>25,055</b>		

- \* SREF NSF/Occupant
- \*\* Exceeds SREF NSF/Occupant

**NOTE:** The percentages shown for mechanical and circulation are those noted by SREF as "recommended" and are included here as examples only. The Board makes no representation that such percentages are correct or achievable for any specific design. The Architect of Record, Design Builder, Contractor, or any other party is specifically cautioned to utilize only the actual square footage as designed for a specific facility and not to utilize these examples for estimates, scheduling, design or any other purpose involving actual projects.