

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: COMMISSIONING OF THE ARCHITECTURAL PARTNERSHIP, INC., AS DESIGN CRITERIA PROFESSIONAL (DCP) FOR A NEW SENIOR HIGH SCHOOL (STATE SCHOOL "CCC1") TO REPLACE AND BE BUILT AT THE EXISTING SITE OF SOUTH DADE SENIOR HIGH SCHOOL, PROJECT NO. A01017

COMMITTEE: FACILITIES MANAGEMENT

Introduction

On June 16, 2004, the Board commissioned The Architectural Partnership, Inc. (TAP) to prepare a final scope definition program for a new senior high school (State School "CCC1") to replace and be built at the existing site of South Dade Senior High School. The final scope definition program for this new high school, to be built utilizing the Design-Build process, has been completed by TAP. Based on the final program, staff has proceeded to negotiate the next phase of this project with TAP.

Negotiations with TAP to provide Design Criteria Professional (DCP) services for this new high school have been successfully completed.

Project Scope

The existing school was originally built to house 1,500 student stations. However, there are currently 1,808 student stations in existing buildings and 416 student stations in portables, thereby resulting in a facility that is at 129% of its capacity. Moreover, staff anticipates that the number of student stations will increase to 2,800 by the beginning of the next school year.

In order to select the optimal site utilization program and construction plan for building a new school on the existing campus, while at the same time minimizing the disruption of on-going school activities, several alternatives were developed by TAP and evaluated by the stakeholders to this project (i.e., Region and school administrators, parents, community members, planning and construction staff, etc.). Given the selected option, the new campus will consist of the following:

- A new multi-story high school will be built consisting of a total of approximately 354,552 square feet of new construction and designed to house 3,641 student stations.
- The new school will be built on a portion of the school's agricultural field; thereby, leaving almost half of the field (approximately 6 acres) in its current state for continued use by the school's agricultural program.

- Upon completion of the new facility, the existing school buildings (except for the science building, dining shelter and horticulture buildings) will be demolished, leaving an additional area of approximately 10 acres (totaling approximately 18-20 acres) that can then be converted to future use by the school's agricultural program or for future expansion of the school, if needed.
- The existing science building (constructed in 1996) will not be demolished and instead will be renovated (under a separate project and funding) for future use, as needed.
- The recently completed dining shelter shall also remain and will be converted to use as a covered area for the school's agricultural program.
- The existing athletic fields shall remain and will be renovated/updated, as needed, rather than demolishing and building new fields. This will minimize the impact to the school's athletic programs and physical education classes; moreover, it represents a savings of time and cost in the overall construction project.
- The existing driver's education range and shelter shall also remain as part of the new campus and will be renovated, as needed.
- The two existing basketball courts will be upgraded and two new adjoining courts will be added, as well as new tennis courts.
- The new facility will also include new staff/visitor and student parking areas, new bus and parent drop-offs.

The proposed program for this new campus is considered by staff to result in the least amount of construction time, have the least impact to school's on-going activities and will deliver the new facility for the lowest construction cost.

Terms and Conditions

The negotiated lump sum basic services fee agreed to by TAP for preparation of a design criteria package (including Phase I – 100% documents) and subsequent construction administration of this project is \$964,000, with a total estimated construction cost of \$51,135,395. The fee represents approximately 1.90% of the total construction cost. A summary of the negotiated basic services fee is as follows:

Concept	\$ 25,000
Phase I – 100%	\$195,000
Design Criteria Package	\$144,000
Bidding/Award Services	\$ 50,000
Review of Design-Builder's Construction Documents	\$100,000
Construction Administration Services	<u>\$450,000</u>
TOTAL BASIC SERVICES FEE	\$964,000

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

- The DCP will provide up to 200 site visits during construction at a fee of \$300/visit.
- A not-to-exceed fee of \$20,000 for a traffic-engineering consultant, if needed.
- A not-to-exceed fee of \$16,000 for a food services consultant, if needed.
- The DCP shall provide a full-time on-site representative during construction, as needed, at a not-to-exceed rate of \$8,750/month (estimated at \$210,000 for a twenty-four month period).
- The DCP shall provide a full-time on-site administrative clerk during construction, as needed, at a not-to-exceed rate of \$3,750/month (estimated at \$90,000 for a twenty-four month period).
- A not-to-exceed fee of \$125,000 for threshold inspections, if requested by the Board, during construction.

Other terms and conditions were negotiated as follows:

- The cost of printing will be reimbursed by the Board on a direct cost basis.
- The multiplier for hourly compensation is limited to 2.45 for any additional work approved by staff.
- The DCP principals' rate is set at \$115/hour.
- The DCP 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 DCP; whereas, the DCP may terminate the agreement, with cause only, upon thirty (30) days written notice to the Board.
- The DCP has agreed to a fee of \$5,000 for future re-use of this design.
- The proposed project schedule provides for approximately 40 months from commissioning of the DCP through substantial completion of the new school (scheduled for March 2008).

Note: The guidelines established by the Board for new Design-Build senior high school projects provide for a total 36-month period from commissioning of the DCP through substantial completion (approved by the Board on December 19, 2003). The Board approved time-lines do not distinguish between size of facility nor whether it is a new or replacement school. Therefore, staff recommends that the Board grant the authority to exceed the 36-month period for this particular project due to the following:

- This new high school will be built at the same site of an existing school, as opposed to a "typical" new school built at a vacant site. The logistics involved in the construction of a new replacement school, while at the same time minimizing disruption of on-going school activities, are much more complex and time consuming than a "typical" project.
- The size and magnitude of this new high school (i.e., 3,641 student stations and approx. 354,552 square feet) are significantly greater than any other previous high school built by this District. Specifically, the most recent high school built by the District (i.e., John A. Ferguson Senior High School) was designed for a capacity of 2,868 student stations at a size of approximately 308,247 square feet.

Project Fund

The funding source for this project is as follows:

Fund 0394, Object 5630, Location 7701, Program 2694 and Function 7400

Prior Commissioning & Performance Evaluation

The Board has commissioned TAP for the following other project(s) within the last three years:

- Architectural/Engineering Projects Consultant (AEPC)
Term Consultant
Date of Commission: 4-14-04

- State School "NN1"
DCP Services
Date of Commission: 1-14-04

The most recent overall performance evaluation score issued by staff to TAP was for the quarter ending June 2004. Based on a performance scale of 1-5, the firm received a score of 3.06.

Principals

The principals of TAP are Jorge R. Cibran and J. David Perez. The firm is located at 5710 S.W. 41 Street, South Miami, Florida 33155.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission The Architectural Partnership, Inc., as Design Criteria Professional (DCP) for a new senior high school (State School "CCC1" - Project No. A01017) to replace and be built at the existing site of South Dade Senior High School, under the following terms and conditions:

- 1) a lump sum basic services fee of \$964,000, which represents approximately 1.90% of the total estimated construction cost of \$51,135,395;
- 2) approval of the proposed project schedule of approximately 40 months from commissioning of the DCP through substantial completion of the new school, which exceeds the Board guideline of 36 months for new Design-Build high schools; and
- 3) additional terms and conditions as set forth in the body of the agenda item.

NAD:AD:ad

DRAFT

FACILITIES LIST FOR MIAMI-DADE DISTRICT

South Dade Senior High School (Replacement)

Project # A-01017

Grades 9-12

Utilization 95%

Student Stations: 3,641

Design Capacity: 3,459

FISH Code	Number of Spaces	Space Description	Square Ft. Unit	Square Ft. Total	Stu.Stat. Unit	Stu.Stat. Total
<u>English</u>						
035	28	** Classroom	750	21,000	25	700
<u>Mathematics</u>						
035	24	** Classroom	750	18,000	25	600
<u>Social Studies</u>						
035	24	** Classroom	750	18,000	25	600
<u>Science</u>						
035	20	** Classroom	750	15,000	25	500
042	3	* Science Demo. Classroom	888	2,664	24	72
809	3	* Medium Material Storage	155	<u>465</u>		
				3,129		

NOTE: Combine the Medium Material Storage into one space of 465 square feet.

043	3	* General Science Lab	1,224	3,672	24	72
809	3	* Medium Material Storage	155	465		
812	3	* Small Project Storage	150	<u>450</u>		
				4,587		

NOTE: Combine the Medium Material Storage into one space of 465 square feet and the Small Project Storage into one space of 450 square feet.

DRAFT

FISH Code	Number of Spaces	Space Description	Square Ft. Unit	Square Ft. Total	Stu.Stat. Unit	Stu.Stat. Total
<u>Exceptional Education</u>						
060	4	* Special Classroom	780	3,120	12	48
061	1	* Self Contained Classroom		950		10
817	1	Student Restroom and Bath		<u>95</u>		
				1,045		
065	4	Supplementary instruction	200	800		
<u>Health Education</u>						
035	1	** Classroom		750		25
808	1	* Small Material Storage		<u>90</u>		
				840		
<u>Skills Development Lab</u>						
038	6	* Foreign Language Lab	750	4,500	25	150
808	3	* Small Material Storage	90	<u>270</u>		
				4,770		
037	4	* Computer Lab	750	3,000	25	100
808	4	* Small Material Storage	90	<u>360</u>		
				3,360		
041	2	** Language Arts Lab	750	1,500	25	50
810	2	Large Material Storage	150	300		
367	1	* Control Booth		<u>100</u>		
				1,900		

NOTE: The two Language Arts Skills Development Labs shall be adjacent to each other with an operable partition between them. When the partition is open, the combined space of 1,500 net square feet may be utilized as a Theater Lab.

Art

047	1	* 2-D Lab		1,378		26
809/812	1	Medium Material Sto./Small Pro. Sto.		<u>220</u>		
				1,598		
047	1	* 3-D Lab		1,378		26
809/812	1	Medium Material Sto./Small Pro. Sto.		220		
805	1	** Kiln		<u>100</u>		
				1,698		
	1	Outside Patio (3-D Lab)		(500)		

DRAFT

FISH Code	Number of Spaces	Space Description	Square Ft. Unit	Square Ft. Total	Stu.Stat. Unit	Stu.Stat. Total
<u>Art (continued)</u>						
047	1	* Photography Lab		954		18
036	1	Resource Room (Darkroom)		450		
809	1	Medium Material Storage		<u>120</u>		
				1,524		
<u>Music</u>						
076	1	Band Classroom		1,900		50
806	1	Reference		70		
809	1	Medium Material Storage		120		
830	1	Ensemble		200		
831	2	* Practice	70	140		
832	1	Instrument Storage		400		
834	1	Uniform Storage		<u>75</u>		
				2,905		
075	1	* Vocal Music Classroom		1,368		24
806	1	Reference		70		
809	1	Medium Material Storage		120		
830	1	Ensemble		200		
831	2	* Practice	70	140		
833	1	Robe Storage		<u>75</u>		
				1,973		
080	1	* Piano/Guitar Lab		1,036		28
809	1	Medium Material Storage		120		
832	1	instrument Storage		<u>175</u>		
				1,331		
<u>Driver Education</u>						
035	2	** Classroom	750	1,500	25	50

NOTE: The two Driver Education Classrooms shall be adjacent to each other with an operable partition between them.

Physical Education

090/092	1	** Male Dressing Room/Lockers (P.E.)		1,500		
090/092	1	** Male Dressing Room/Lockers (Varsity)		1,750		
091/093	1	** Female Dressing Room/Lockers (P.E.)		1,500		
091/093	1	** Female Dressing Room/Lockers (Varsity)		1,750		
094	1	** Male Showers		693		
095	1	** Female Showers		693		
815	1	** Male Restrooms		693		
816	1	** Female Restrooms		693		

7

DRAFT

FISH Code	Number of Spaces	Space Description	Square Ft. Unit	Square Ft. Total	Stu.Stat. Unit	Stu.Stat. Total
<u>Physical Education (continued)</u>						
096	1	Male Drying		346		
097	1	Female Drying		346		
098	4	Storage (2 for P.E., 2 for varsity)	346	1,384		
099	1	* Male Teacher Shower		22		
099	1	* Female Teacher Shower		22		
114	1	Male Laundry/Towel Distribution		346		
114	1	Female Laundry/Towel Distribution		346		
115	1	First Aid		173		
116	1	Male Training Room (with whirlpool)		200		
116	1	Female Training Room (with whirlpool)		200		
117	1	* Weight Room		1,000		
118	1	* Wrestling Room		1,680		
119	1	** Gymnastics/Dance		1,800		
110	1	* Multipurpose/Instruction		1,050		
112	1	** Gymnasium Floor		7,280		160
113	1	Gymnasium Seating (min. 2,000 seats)		5,500		
120	1	* Gymnasium Storage		520		
370	1	Lobby		1,213		
371	1	Concessions		180		
372	1	** Ticket Booth		50		
				32,930		
		Hardcourts (4) (Basketball/Volleyball)		(19,980)		
		Tennis Courts (6)		(43,200)		
		Playground Equipment Area		(3,500)		

NOTE: The Hardcourt Area, Tennis Courts, Racquetball Courts, and the Playground Equipment Area are approximate square footages. See M-DCPS Design Criteria for specific requirements. Provide one staff restroom in each Teacher Planning space from the "staff restroom" square footage allocation. Provide a total of two teacher planning spaces of 360 square feet each; one for male and one for female from the "teacher planning office" square footage allocation.

VOCATIONAL

Agricultural Education

(Horticulture Lab – Plant Biotechnology)

202	1	* Small Laboratory		1,320		24
852	1	Technology Resource Center		450		
808	1	* Small Material Storage		90		
847	1	Flammable Storage		70		
				1,930		

DRAFT

FISH Code	Number of Spaces	Space Description	Square Ft. Unit	Square Ft. Total	Stu.Stat. Unit	Stu.Stat. Total
<u>(Agritechnology Lab)</u>						
202	1	* Small Laboratory		1,320		24
852	1	Technology Resource Center		450		
808	1	* Small Material Storage		90		
847	1	Flammable Storage		70		
848	1	Machinery Storage		<u>1,000</u>		
				2,930		
	1	Exterior Patio Work Area		(750)		
<u>Business Technology Education</u>						
211	2	* Business Education Laboratory	1488	2,976		48
810	2	Large Material Storage	175	<u>350</u>		
				3,326		
<u>Family and Consumer Sciences</u>						
<u>(Child Care Services)</u>						
232	1	* Small Laboratory		1,320		24
811	1	* Outside Storage		50		
812	1	Small Project Storage		100		
814	1	** Student Restroom (toddler)		42		
842	1	Kitchen		120		
843	1	* Laundry		50		
845	1	* Observation		50		
864	1	* Isolation Room		<u>45</u>		
				1,777		
		Child Care Play Area		(1,500)		
<u>(Food Management, Production, and Services)</u>						
232	1	* Small Laboratory (Includes 100 NSF walk-in refrigerator)		1,320		24
852	1	Technology Resource Center		450		
843	1	* Laundry		50		
809	1	Medium Material Storage		120		
812	1	Small Project Storage		<u>100</u>		
				2,040		

DRAFT

FISH Code	Number of Spaces	Space Description	Square Ft. Unit	Square Ft. Total	Stu.Stat. Unit	Stu.Stat. Total
<u>Technology Education</u>						
<u>(Production Technology)</u>						
242	1	* Medium Laboratory		2,280		24
808	1	* Small Material Storage		90		
849	1	Large Project Storage		175		
851	1	Large Tool Storage		200		
847	1	Flammable Storage		70		
850	1	Finishing		<u>150</u>		
				2,965		
	1	Outside Patio		(500)		
<u>Industrial Education</u>						
<u>(Automotive Mechanics)</u>						
246	1	* Large Laboratory		3,600		18
810	1	Large Material Storage		175		
849	1	* Large Project Storage		<u>310</u>		
				4,085		
	1	Outdoor Degrease Area		(175)		
<u>Health Science Education</u>						
<u>(Medical Laboratory Assistant)</u>						
251	1	* Practical Experience Laboratory		1,344		24
852	1	Technology Resource Center		450		
809	1	Medium Material Storage		<u>120</u>		
				1,914		
<u>(Nursing Assistant)</u>						
251	3	* Practical Experience Lab	1,344	4,032		72
852	3	Technology Resource Center	450	1,350		
809	3	Medium Material Storage	120	<u>360</u>		
				5,742		

VOCATIONAL SPACES NOTE: The twelve (12) vocational labs listed above have been identified for a Prototypical Senior High School. These programs may be replaced with other vocational programs from the Senior High School Vocational List, but the total vocational program shall not exceed twelve (12) labs.

DRAFT

FISH Code	Number of Spaces	Space Description	Square Ft. Unit	Square Ft. Total	Stu. Unit	Stu. Total
<u>Media Center</u>						
301		Director's Office			150	
		Reading Room shall include:			8,865	
380		Reading Room/Stacks	7,599			
384		Periodical Storage	253			
390		Group Projects and Instruction	1,013			
381		Technical Processing			760	
383		Audiovisual Storage			1,267	
385		Closed Circuit Television shall include:			1,520	
		Production Studio	500			
		Production Control Room	200			
		Prop. Storage Room	300			
		Distribution Center	210			
		Editing Room No.1	90			
		Editing Room No.2	90			
		Workshop	130			
387		Media Production Lab			<u>760</u>	
					13,322	
035	1	** Classroom (Production Planning)			750	25

NOTE: Provide a male and female student restroom in the Media Center from the "Student Restrooms" square footage allocation. The Classroom assigned to the Media Center shall be located within the Closed Circuit TV suite to be used as a Production Planning room.

Administration

300	1	Principal Office			200	
301	4	Assistant Principal Office	150		600	
300	1	Director Office			200	
301	5	Administrative Office	150		750	
302	1	Bookkeeping Office			120	
303	1	Secretarial Space (for 7)			1,050	
304	1	Reception			770	
305	1	Production Workroom			840	
306	1	Conference Room			250	
307	1	Clinic (including two restrooms and shower)			693	
308	1	Administrative Storage			693	
309	1	Records Vault			245	
304	1	Reception (Attendance)			125	

DRAFT

FISH Code	Number of Spaces	Space Description	Square Ft. Unit	Square Ft. Total	Stu.Stat. Unit	Stu.Stat. Total
<u>Administration (continued)</u>						
314	2	Itinerant Office (Attendance)	120	240		
312	1	Computer Area		253		
311	1	Student Activities		887		
310	1	School Store		173		
316	1	* Teacher Lounge/Dining		1,386		
315	8	** Teacher Planning Office (for 13)	780	6,240		
315	4	** Teacher Planning Office (for 9)	540	2,160		
315	2	** Teacher Planning Office (for 6, for P.E.)	360	<u>720</u>		
				18,595		

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	8	Guidance Counselor Office	150	1,200		
304	1	Reception		225		
303	1	Guidance Sec. Space (for 3)		450		
306	1	Conference Room		250		
313	2	Careers Room	434	868		
309	1	Student Records		275		
314	4	Itinerant Office	120	<u>480</u>		
				3,748		
035	1	** Classroom (Group Counseling)		750	25	

Food Service

340	1	** Dining		14,823		
351	1	Covered Patio (1/2 actual sq. ft.)		2,500		
341	1	Kitchen/Serving Area		<u>5,573</u>		
				22,896		

NOTE: The Covered Patio is shown at 1/2 actual square footage to comply with O.E.F. requirements. The Covered Patio shall be 5,000 net square feet.

Auditorium

360	1	Auditorium Seating (min. 1,000 seats)		6,000		
-----	---	---------------------------------------	--	--------------	--	--

DRAFT

FISH Code	Number of Spaces	Space Description	Square Ft. Unit	Square Ft. Total	Stu.Stat. Unit	Stu.Stat. Total
<u>Stage</u>						
363	1	** Stage		2,314		
364	2	Stage Storage	433	866		
365	1	Dressing Male		507		
366	1	Dressing Female		507		
367	1	* Control Booth/Projection Room		<u>100</u>		
				4,294		
<u>Public Use (Auditorium)</u>						
370	1	Lobby		866		
371	1	Concessions		180		
372	1	Ticket Booth		<u>50</u>		
				1,096		
<u>Other Areas</u>						
368	1	* Textbook Storage		413		
368	4	* Textbook Storage	200	800		
815/816		* Student Restrooms		5,197		
822/823		* Public Restrooms		693		
819/820		* Staff Restrooms		<u>1,386</u>		
				8,489		

NOTE: The square footage designated above for the restrooms are only approximate and as recommended in SREF. The actual square footage necessary for a specific project may vary 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.

<u>Custodial</u>						
330/331/332	1	Receiving, Work Area, and Service Closets		3,465		
333	1	** Flammable Storage		250		
334	1	** Equipment Storage		<u>750</u>		
				4,465		

NOTE: Provide one staff toilet in central receiving from the "staff toilet" square footage allocation. Within the square footage allocated to "receiving" provide a zone mechanic office of 90 NSF.

DRAFT

FISH Code	Number of Spaces	Space Description	Square Ft. Unit	Square Ft. Total	Stu.Stat. Unit	Stu.Stat. Total
		Sub-Total Net		252,124		3,641
		Mechanical @ 6% of sub total net		<u>15,127</u>		
		TOTAL NET		267,251		
		Circulation, walls, etc. @ 34% of total net		<u>90,865</u>		
		TOTAL GROSS		358,116		

- * 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.