

Business Operations  
Ofelia San Pedro, Deputy Superintendent

- SUBJECT: COMMISSIONING OF M.C. HARRY & ASSOCIATES, INC. AS PROJECT ARCHITECT/ENGINEERS FOR A NEW ELEMENTARY SCHOOL PROTOTYPE AT THREE SITES;**
- **STATE SCHOOL "U-1" (TO RELIEVE JOELLA C. GOOD EL., CHARLES DAVID WYCHE EL. AND PALM SPRINGS NORTH EL.), PROJECT NO. A0820,**
  - **STATE SCHOOL "V-1" (TO RELIEVE ERNEST R GRAHAM EL. AND B. SHEPPARD EL.), PROJECT NO. A0823, AND**
  - **STATE SCHOOL "A-1" (TO RELIEVE NARANJA EL, WILLIAM CHAPMAN EL. AND REDLAND EL), PROJECT NO. A01125**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

Introduction

On October 20, 2004, the Board authorized the implementation of a new prototype school program (i.e. an Early Childhood Center, Elementary School, Middle School and K-8 Center). The new program will incorporate all of the activities involved in the creation of new schools from research and development to construction close-out. The issues of school size, design quality, and planning for future capacity needs will be simultaneously addressed. The designs developed for the new prototype program are intended to serve as the models for future schools, incorporating refined design criteria, standardized construction details, and building systems. To that end, staff recommends that a single Construction Manager at-Risk (CM at-Risk) firm build all three sites simultaneously, one CM at-Risk firm for each prototype, or other delivery methods as deemed appropriate. The current estimated construction cost for each New Elementary School prototype is \$13,210,283, fully expanded from 800 to 1200 student stations.

In January 2005, a Request For Qualifications for Architects/Engineers was advertised. Thirty-five firms responded to the Request for Qualifications. Eleven firms were short-listed, and on March 17<sup>th</sup> and 18<sup>th</sup>, 2005, the A/E Selection Committee interviewed and ranked the following eleven A/E firms:

<u>Ranking</u>	<u>Firm</u>
1	Spillis Candela DMJM
2	Zyscovich, Inc.
3	Silva Architects
4	M.C. Harry & Associates, Inc.
5	Gili-McGraw Architects, L.L.P.
6	Rizo Carreno / Schenkel Shultz Architects Joint Venture

<u>Ranking</u>	<u>Firm</u>
7	Reynolds, Smith & Hills, Inc.
8 (tie)	URS Corporation
8 (tie)	Wolfberg Alvarez & Partners
9	Harper Aiken Partners, Inc.
10	Perkins & Will

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

<u>Committee Members</u>	<u>Representing</u>
Rose Diamond	Appointee of the Superintendent
Jorge Luaces	Office of School Facilities
Victor Alonso	Office of School Facilities
Bill Barimo	Office of School Facilities
Sharon Grau	A/E Selection, Negotiations & Design Management
Dennis Caserta (Non-voting)	Div. Of Business Development & Assistance
Ivo Gomez (Non-voting)	Office of Management & Compliance Audits

Staff selected three of the top-ranked firms for A/E services for the New Early Childhood, New Middle School and New K-8 Center Prototypes. The fourth-ranked firm, M.C. Harry & Associates, Inc. was selected to provide A/E services for the New Elementary School Prototype.

### Scope of Services

Prior to Phase I (preliminary) Design, all four firms will be requested to research modular prototype design and construction technology currently employed for similar projects. Module designs (based upon approved facilities lists), new standards, and high performance technologies will be investigated and analyzed during this research and development phase. Collaborative meetings will be held for approximately six weeks to gather, share, and coordinate pertinent information. The ultimate goal will be to design the twelve initial sites to reflect the use of standardized products and technologies. LEED (Leadership in Energy and Environmental Design) criteria may be applied as a goal. LEED is a consensus-based national standard for developing high-performance sustainable buildings.

M.C. Harry & Associates, Inc. will provide full A/E design services for the development of the New Elementary School Prototype, including site adaptation for the following three sites:

- State School "U-1" at NW 194 Street / NW 79 Avenue (to relieve Joella C. Good El., Charles David Wyche El. And Palm Springs North El.)
- State School "V-1" at NW 92 Avenue / NW 119 Street (to relieve Ernest R Graham And B. Sheppard El.)
- State School "A-1" at US1 / SW 243 Street (to relieve Naranja El, William Chapman El. And Redland El)

M-DCPS reserves the right to change these preliminary locations at its discretion.

The Basic Services Fee Schedule 'A' will include all required A/E services and consultants (other than a traffic specialist), expansion modules from 800 to 1200 student stations, EHPA design requirements (if required), and full construction administration services for the first site (including bi-weekly site visits). Additional site visits will be required, but must be authorized by the Board's designee, and will be compensated on a per/visit basis.

Basic Services Fee Schedule 'B', for the second and third sites, (which are contemplated to be constructed simultaneously with the first site), will include all A/E services and consultants (other than a traffic specialist) to provide site adaptation, re-use design, construction documents and full construction administration services (including bi-weekly site visits) at each site.

Negotiations with M.C. Harry & Associates, Inc. were successfully concluded as follows:

### Terms and Conditions

• Research, Development and Programming Phase (Lump Sum):	\$128,937
• Basic Services Fee 'A' (for 1 <sup>st</sup> Prototype, and 1 <sup>st</sup> Site):	\$950,000
○ Phase I (Schematic Design):	15%
○ Phase II (Design Development):	20%
○ Phase III (Construction Documents) 50% complete:	15%
○ Phase III (Construction Documents) 100% complete:	20% (15% if hard bid)
○ Bid & Award:	0% (5% if hard bid)
○ Contract Administration through Substantial Completion:	25%
○ Punch List completion & Project Close-Out:	4%
○ Completion of Warranty Services:	1%
• Basic Services Fee Schedule 'B' (for Prototype reuse):	
(\$475,000 per site x two additional sites = \$950,000)	\$950,000
<b>TOTAL BASIC SERVICES:</b>	<b>\$2,028,937</b>

- Notes: 1) If construction delivery method is CM at-Risk, the GMP will be due at 50% Construction Documents.  
 2) Payment percentages for Fee Schedule 'B' are the same as for Fee Schedule 'A'.

To summarize, M.C. Harry & Associates, Inc. agreed to a lump sum Basic Services Schedule Fee ('A') of \$950,000, which represents approximately 7.2% of the \$13,210,283 estimated construction cost for the first site and a lump sum Basic Services Schedule Fee ('B') of \$475,000, or 3.6% of the \$13,210,283 estimated construction cost for the second and third sites. The average A/E Basic Services fee for the three sites represents approximately 4.8% of the total estimated construction cost of \$39,630,849.

All the following additional services require prior written authorization by the Board-designee:

- Site Visit Fee: \$280/visit (for either Architect or Engineer):  
 150 site visits x \$280/visit: Not-to-exceed \$42,000/site
- Traffic Consultant: Not-to-exceed \$15,000/site
- Principals Rates: \$180/hr
- Multiplier for Direct Salary Expense: 2.45
- Threshold Inspections: Not-to-exceed \$60,000/site
- On-Site Representative(s) to include one senior and clerk-of-the-works not-to-exceed \$324,000 (for all three sites)
- Reproduction Costs shall be reimbursed by the Board at 1.0 times actual cost.

Other Terms and Conditions

- Project Specific Insurance in the amount of \$5 million (for all three sites) not-to-exceed \$350,000. Final premium and policy requirements are subject to review by the Department of Risk & Benefits Management;
- Phase III (Construction Documents) – 100% complete March, 2006;
- A/E fees for additional future re-use assignments will be based on Fee Schedule 'B' except that locations assigned after the fifth year of the A/E Agreement may be subject to adjustments reflecting cost-of-living increases;
- 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

- M.C. Harry & Associates, Inc. has agreed to the contract terms and conditions.

Project Fund

STATE SCHOOL	PROJ NO	SITE	SCHOOLS TO RELIEVE	REG	FUND	OBJ	LOC	PROG	FUNC
"U-1"	A0820	NW 194 St / NW 79 Ave	J.C. Good El, C.D. Wyche El & Palm Springs North El	I	0302	5630	2191	1755	7400
"V-1"	A0823	NW 92 Ave / NW 119 St	E. Graham El & B. Sheppard El	I	0302	5630	2371	1754	7400
"A-1"	A01125	US1 / SW 243 St	Naraja El, W. Chapman El & Redland El	VI	0305	5630	TBA	2831	7400

Prior Commissioning & Performance Evaluation

The Board has commissioned M.C. Harry & Associates, Inc. for the following two other projects within the last three years:

- Program Validation for Renovations at Miami Central Senior, Project No. A01013 A/E Services (Part I) commissioned on November 17, 2004
- QZAB at Miami Central Senior, Project No. LP0041 DCP Services commissioned on November 17, 2004

The Board has no current performance evaluation data for this firm.

Principals

The Principals of M.C. Harry & Associates, Inc. are James W. Piersol and Thomas M. Carlson. The firm is located at 2780 Southwest Douglas Road, Suite 302, Miami, Florida 33133.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission M.C. Harry & Associates, Inc. as Project Architect/Engineers for a New Elementary School Prototype, at three new sites; State School "U-1", Project No. A0820, State School "V-1", Project No. A0823, and State School "A-1", Project No. A01125, under the following terms and conditions:

- 1) a lump sum basic services fee of \$950,000 for the Prototype and first site, \$475,000 for the second and third sites (each); and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SG:sgg