

Rudolph F. Crew, Ed.D., Superintendent of Schools

**SUBJECT: MIAMI-DADE COUNTY PUBLIC SCHOOLS PROTOTYPE
SCHOOL PROGRAM UPDATE**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Background:

At the October 20, 2004 School Board meeting, the Superintendent of Schools was authorized to implement a new Prototype School Program for the Miami-Dade County Public Schools. This new program was intended as an overall process that incorporates all of the activities from master planning to construction close-out, and reduces each activities' timeframe, as well as the overall timeframe, while simultaneously addressing issues of school size, design quality, and planning for future capacity needs. The new program takes an approach different to those previously established by the District. In lieu of a single, replicated design for each of four different school types that would be simply inserted onto different sites, the new prototypes are created using a standardized kit of parts, or "protoparts" for each of four different school types that can be assembled in different ways in reaction to various site conditions and restraints. These newer, more flexible and expandable prototypes have the capability to change their external skins in order to fully respond to differing urban contextual conditions, and provide for the latest in school design theory.

The purpose of this item is to update the School Board on the status of the new Prototype Program as well as to provide an overview of progress to date of the school construction program for the 2005-2006 Fiscal Year.

Status of the New Prototype Program

As authorized, the new program began with the establishment of standard school sizes, with increment sizes, and their incorporation in the Five-Year Master Plan adopted in April, 2005. Simultaneously, standardized Programs of Requirements were developed for each school type, size and expansion, and 12 school sites, three for each of the following four school types: an Early Childhood Center, an Elementary School, a K-8 School, and a Middle School were identified. At its April, 2005 meeting, the School Board also approved the commissioning of four architectural firms, each paired with a school type, and tasked with proving the designs were prototypical by adapting their design to work on three different sites. At today's Board meeting, with items F-25, F-26, F-27, and F-28, the Superintendent is seeking approval of the commissioning of four CM firms, each paired with a school type and tasked with pre-construction services for three different sites. In summary, utilizing the new Prototype Program approach, 12 new school designs are currently in design and well on their way to providing a total of traditional design and construction delivery methods during the 2007 calendar year. In

total, nearly 30,000 new student stations will become available in 2007, half of which will be prototypes.

Time and Cost Savings to Date

The new Prototype Program has already yielded very significant time savings from procurement of professional services through design, and eventually into construction as follows:

<u>Activity</u>	<u>Description</u>	<u>Time Savings</u>
Procurement	Advertisements, interviews, and negotiations for 12 sites	4 months
Design	4 prototypes plus reuses Including process and review	8 months
BCC Review	4 prototype reviews yield 12 reviews	4 months
Cost Estimating	4 prototype estimates yield 12 estimates	2 months
Traffic Study	4 prototype traffic studies yield 12 studies	4 months
Bidding	4 prototype bids yield 12 bids	2 months

Time savings translates into cost savings as follows:

A/E Fees	-\$5,043,176
Traffic Studies	-\$180,000
CM Fees	-\$425,500
MDCPS Staff	-\$3,322,075
BCC Fees	<u>-\$184,000</u>
Total	-\$9,154,751

The above savings do not include projected savings during the construction phase as a result of:

- Reduced General Conditions costs
- Construction equipment and material savings due to bulk purchasing
- Escalation cost savings due to time savings
- Tax savings
- Furniture bulk purchasing
- Maintenance contract cost reduction
- Change order contingency reduction
- Reduce time for delivery of long-lead items
- Time savings due to contractor familiarity with building type
- Reduced shop drawing review time
- Reduced agency and inspection time

2005-2006 Fiscal Year Progress to Date

The construction program for the new Fiscal Year, 2005-2006 is off and running with \$198,651,282 awarded in the first two months (assumes August Board items are awarded) of the estimated \$600,000,000 planned for FY 2005-2006. Three new high schools, yielding 8,164 student stations are among the projects awarded. In addition, scope development has begun for 72 of the 150 renovation projects funded in Fiscal Year 2005-2006.

The Office of School Facilities will publish its first quarterly report detailing progress of all projects, on October 1, 2005.

2005 School Openings

17,648 new student stations are ready for occupancy for the 2005 school opening of August 1st and August 8th. An additional 280 student stations will be completed on 9/13/05.

Projected New Seats for 2006 School Year

20,472 new student stations are projected for the 2006 school opening.

RECOMMENDED: That The School Board of Miami-Dade County, Florida accept the Miami-Dade County Public Schools Prototype School Program update report.