

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF M.C. HARRY & ASSOCIATES, INC., AS PROJECT ARCHITECT/ENGINEER FOR THE NEW PE TRACK AND PHASE I OF THE ADDITIONS, REMODELING AND RENOVATIONS AT MIAMI CENTRAL SENIOR HIGH SCHOOL, PROJECT NO. A01013

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

On November 17, 2004, the Board commissioned the firm of M.C. Harry & Associates, Inc., (MCHarry), to provide the following architectural/engineering services for two projects at Miami Central Senior High School:

- 1) Design Criteria Professional services for QZAB Remodeling/Renovations, Project No. LP0041, and
- 2) Architect/Engineers for programming services for renovations and new PE track, Project No. A01013.

In late March 2005, the District requested that MCHarry provide additional A/E services, which included Castaldi Reports for all 34 buildings on this site, and a Conceptual Master Plan for the entire facility.

MCHarry has completed program validation services for the QZAB project; however, because the Castaldi Reports indicated demolition of all of the buildings with scope in the QZAB project, at the District's request, the QZAB project was cancelled.

MCHarry also completed programming services for renovations and new PE track, Project No. A01013.

Project Scope

Due to findings from the Castaldi Reports and design concepts incorporated into the new Master Plan, staff recommends that adjustments be made to the scope of the project, and to the construction schedule. The scope originally included a new PE Track, re-roofing of several buildings and miscellaneous renovations/remodeling throughout the facility. The Master Plan, accepted conceptually by staff and incorporated into the 5-year plan approved by the Board, in July 2005, contemplates an aggressive two-phase approach for a comprehensive construction program. In order to facilitate the new Master Plan, Phase I will be amended with a construction cost not-to-exceed \$19.5 million. The new Phase I scope includes, but is not limited to the following:

- 1) construction of a new 19,000 square foot (approximately) boys and girls locker room/multipurpose building;
- 2) construction of a new 32,800 square foot (approximately) food services building, with eight to ten classrooms above the dining area;
- 3) construction of a new chiller plant, sized for the entire facility, Phase I and II (but connected only to new buildings in Phase I); and
- 4) a new PE Track, football and baseball fields; new tennis and basketball courts; new staff and visitor parking; and approximately 4,900 square feet of covered walkways.

Phase I design services will fast-track the PE Track and field improvements so that construction could commence on those elements within six months. The new construction included in Phase I is scheduled to be completed/occupied by January 2007. Phase I of the project will be executed by a Construction Management at-Risk firm.

Phase II, which will be in the \$47 million dollar range, is contemplated to be advertised as a new project within the next few months.

Negotiations with M.C. Harry & Associates, Inc., for Phase I, have been successfully concluded as follows:

Terms & Conditions

A negotiated lump sum fee for Basic Services of \$1,267,500, which represents approximately 6.5% of the \$19,500,000 estimated construction cost, and is summarized as follows:

▪ Phase I (Schematic Design):	\$105,489
▪ Phase II (Design Development):	\$166,692
▪ Phase III (Construction Documents)	
50% complete:	\$307,538
100% complete:	\$307,538
▪ Phase IV (Bid/Award):	\$ 45,948
▪ Phase V (Construction Administration)	
To Substantial Completion:	\$270,920
Punch List/Close-out:	\$ 50,700
▪ Phase VI (Warranty/Post-Occupancy):	<u>\$ 12,675</u>

TOTAL BASIC SERVICES FEE:

\$1,267,500

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

- Site Visit Fee: \$280/visit (for either Architect or Engineer)
250 site visits x \$280/visit: Not-to-exceed \$70,000
- Food Service Consultant: Not-to-exceed \$16,000
- Traffic Consultant: Not-to-exceed \$20,000
- Threshold Inspections: Not-to-exceed \$75,000
- On-site representative (full-time/12 months): Not-to-exceed \$200,000

Other Terms and Conditions

- Costs for printing shall be reimbursed by the Board on a direct cost basis;
- The Principals' rates are set at a maximum of \$125/hour for Board-designees authorized additional services;
- Multiplier for Direct Personnel Expense: 2.45
- 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.
- The A/E shall maintain no less than a \$2 million professional liability insurance policy with a maximum deductible of \$50,000; The A/E shall also obtain a project-specific policy in the amount of \$2,000,000, the premium for which, if acceptable to the Board, will be reimbursed on a direct cost basis.

Project Fund

Fund 0350, Object 5680, Location 7251, Program 2642 and Function 7400

Prior Commissioning & Performance Evaluation

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

- Project A/E for New Elementary School Prototype at three sites (State Schools U-1, V-1, and A-1)
Commissioned: April 13, 2005

- Design Criteria Professional for Miami Central Sr – QZAB Remodeling/Renovation Project No. LP0041
Commissioned: November 17, 2004
- A/E programming services for Miami Central Sr – Renovations and New PE Track Project No. A01013
Commissioned: November 17, 2004

The most recent overall performance evaluation score issued by staff to MCHarry was for the quarter ending March 31, 2005. Based on a performance scale of 1-5, the firm received a score of 3.68.

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/Engineer for the new PE Track and Phase I of the Additions, Remodeling and Renovations at Miami Central Senior High School, Project No. A01013, under the following terms and conditions:

- 1) a lump sum fee of \$1,267,500 for A/E basic services; and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg