

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO ISSUE A REQUEST FOR PROPOSALS FOR THE TURN-KEY CONSTRUCTION OF A NEW INTERNATIONAL STUDIES SENIOR HIGH SCHOOL (STATE SCHOOL "LLL-1"), WITHIN THE CORAL GABLES SENIOR HIGH SCHOOL AND MIAMI SENIOR HIGH RELIEF AREAS

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

The District's Five-Year Capital Program for Fiscal Years 2005-09 provides a total allocation of approximately \$17,000,000 over a two-year period (FY 2006-07 and 2007-08), for a new 700-seat International Studies Senior High School (State School "LLL-1"). This new facility, the desired location of which would be in the Coral Gables Senior High School and Miami Senior High School relief areas, is intended to provide a continuum at the high school level for the existing International Studies Programs currently in operation at G.W. Carver Elementary and Ponce de Leon Middle Schools. The International Studies Program was established in 1987 and has been supported by Memoranda of Understanding between the Board and the education ministries of France, Germany, Italy, and Spain, as expressed through their respective consulates. Under the Memoranda of Understanding the various Ministries/Consulates provide highly qualified teachers to support the program and other types of support such as technical assistance, staff development, and instructional materials. Through continued collaboration and partnerships with these governments, an educational model has been designed to engage students and their families in the educational process and bridge any gaps in services and support.

Due to the unique requirements of the International Studies Program, and to facilitate the opening of the school for August 2008, staff is seeking authorization from the Board to secure such a facility through the issuance of a Request For Proposal (RFP). The RFP will seek competitive bids from qualified developers to site and construct this facility, as a turn-key project, based on pre-determined geographic parameters (see Attachment 1). These geographic parameters were drawn in consultation with staff from Curriculum & Instruction.

Given the need to provide potential developers with an opportunity to formulate an economically viable proposal, while meeting the District's operational and geographic constraints, it is staff's recommendation that the following RFP criteria be established as the basis for the RFP, with the understanding that additional criteria may be included as necessary to assure compliance with applicable requirements.

In order to facilitate school opening for August 2008, it is recommended that the Superintendent be authorized to finalize the RFP, in substantial conformance with the following criteria, and issue same to all interested Proposers. Terms of the proposed RFP are, substantially, as follows:

The Proposal shall, as a part of the Proposer's design of the educational facility, comply with the District's design and operational requirements outlined in the District's Program Requirements and Facilities List;

The Proposer shall structure the proposal to provide the educational facility to the Board through a fee simple purchase and/or a lease-purchase arrangement, in full compliance with the provisions of Section 1013.15, Florida Statutes, with the final determination of the method of acquisition to be subject to Board approval. In either event, the Proposer shall construct the educational facility under a turn-key arrangement, with lease payments to begin or a Real Estate Closing to take place, only after the Proposer has secured a Certificate of Occupancy, or equivalent governmental approval, for the educational facility;

The Proposer will be required to obtain all necessary permits and pay all required fees, and be responsible for all other expenses in connection with developing the educational facility including, but not limited to, architectural and engineering services, surveying, platting, application fees, and required off-site public improvements (e.g. streets, sidewalks, utility extensions or upgrades, landscaping, etc.);

The Proposer, or its contractor, is to provide written verification from a qualified Surety, in a form acceptable to the Board, verifying the ability of the Proposer, or its contractor, to secure a Performance and Payment Bond, and Construction Bond from the Surety, should the Board select the Proposer to provide the educational facility;

The Proposer may, as part of the proposal, include more than one possible location to site the educational facility. All such locations must be within the geographic search parameters described in Attachment 1, with the final determination of the location to be subject to Board approval;

For each and every location being proffered by the Proposer to site the educational facility, the Proposer is to provide written verification from the property owner, in a form acceptable to the Board, attesting to the Proposer's authority to proffer same as a part of this Proposal;

The Proposer is to structure the proposal, and include a timeline to complete the work, such that construction of the educational facility will be completed in time to allow occupancy and use by the Board for the District's 2008-09 school year;

For purposes of this proposal, and in compliance with Florida Building Code, Florida Fire Prevention Code and Florida Statutes, the Proposer is to assume that the educational facility, while subject to the Florida Building Code, is not subject to the local government's permitting requirements, plan reviews, and inspection fees, even when said project is on leased property. The Board shall retain jurisdiction for all plan review and approvals, inspection services and other actions normally associated with the operations of a Building Department;

In the event a lease-purchase agreement is to be entered into, the Proposer shall include a general description of terms and conditions, including, but not limited to, rental amount, responsibility for operating costs, and purchase buy-out provisions, in sufficient detail to allow evaluation of the proposal by the Board;

In the event the educational facility is to be acquired through a fee simple purchase, the Proposer shall include a general description of terms and conditions, including, but not limited to, purchase price, in sufficient detail to allow evaluation of the proposal by the Board;

Once selected, the successful Proposer shall stipulate to insurance, indemnification and surety provisions which adequately protect the Board's interests and which shall be subject to the approval of the Board's Office of Risk and Benefits Management;

The Proposer shall take into consideration the Board's desire to consummate an Agreement to acquire the educational facility as soon as possible; and

The Board shall review the terms and conditions proffered by the successful Proposer and may, at its sole discretion and without penalty, choose to not enter into an Agreement for the provision of a new International Studies Senior High School facility. The award, if any, shall be made to select the Proposer whose proposal is deemed by the Board to be in the best interest of the District.

In order to be considered for this project, each Proposer will be required to provide documentation relative to the following: experience and qualifications in building public and/or non-public educational facilities, and/or other similar types of construction, as applicable; organization structure and staffing; conceptual project description, implementation plan and completion schedule; Joint Venture Agreement (if Proposer is a joint venture); a minimum of three (3) professional/business references; financial capability; and documentation attesting to the ability of the Proposer to secure ownership or leasehold title to the proposed location to site the school. Each of the Proposers responding to the RFP will be required to make a presentation to a Selection Committee. The Selection Committee will, in turn, make a recommendation to the Superintendent for further action. The proposed members of the Selection Committee are:

- Chief Facilities Officer
- Planning Officer
- two representatives from Curriculum & Instruction
- a representative from the Division of Business Development and Assistance
- Chief Financial Officer or designee
- a representative from the Office of Risk and Benefits Management
- School Board Attorney or designee (non-voting)
- a representative from Procurement Management Services (non-voting)

The estimated timeline for implementation is as follows:

Procurement Contract Review Committee	January 19, 2006
Request Board authorization to finalize and issue RFP and approval of Selection Committee	February 15, 2006
Mailing of RFP.....	February 22, 2006
Pre-proposal Conference	March 8, 2006
Opening of Proposals	March 30, 2006
Evaluation by Selection Committee.	April 6, 2006
Oral presentations	April 18, 2006
Contract Award (tentative).....	May 10, 2006

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent to:

1. finalize a Request For Proposal for the turnkey construction of a new International Studies Senior High School (State School "LLL-1") within the Coral Gables Senior High School and Miami Senior High School relief areas, with RFP criteria to conform, substantially, to the terms noted above, and issue same to all interested Proposers;
2. approve the Selection Committee listed above to evaluate proposals submitted; and
3. bring a recommendation for award to the Board.

MAL:scj

ATTACHMENT 1

DESCRIPTION OF GEOGRAPHIC SEARCH PARAMETERS FOR SITING THE EDUCATIONAL FACILITY

