

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF ARQUITECTONICA INTERNATIONAL CORPORATION AS ARCHITECT/ENGINEER OF RECORD FOR NEW SENIOR HIGH SCHOOL, STATE SCHOOL "QQQ1" (TO RELIEVE DR. MICHAEL M. KROP AND NORTH MIAMI BEACH SENIOR HIGH SCHOOLS), LOCATED AT 2555 N.E. 151 STREET, NORTH MIAMI, FLORIDA  
PROJECT NO. 00254800**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

Introduction

In February 2006, a solicitation was issued for one (or more) Architect/Engineer (A/E) firms to provide full architectural/engineering services for New State School "QQQ1". Staff has completed the selection process. Of the seventeen firms that applied, seven were short-listed. Five of the seven short-listed firms declined to interview. The remaining two were interviewed and ranked as follows:

- Arquitectonica International Corporation
- SBLM Architects, PC

The A/E Selection Committee was comprised of the following individuals:

Committee Members

Representing

Rose Diamond, Chief Facilities Officer	Appointee of the Superintendent
William L. Barimo, Executive Director	Technical A/E Representative
Michael Krtausch, Executive Director	Technical A/E Representative
Raul Perez, Executive Director	Technical A/E Representative
Sharon Grau, Coordinator	A/E Selection, Negotiations and Design Mgmt

Staff selected the top-ranked firm, Arquitectonica International Corporation (Arquitectonica) to provide A/E services for the project.

Project Scope

The project scope includes, but is not limited to, the following:

- A new multi-story senior high school that will be designed to house approximately 1638 student stations, based on a draft Facilities List dated April 7, 2006. The high

school will be organized based on a "School-Within-A-School" concept and will total approximately 165,000 gross square feet. The school will be located on an undeveloped (approx.) 4.5-acre site at 2555 NE 151 Street in North Miami, Florida, just northwest of the new David Lawrence Jr. K-8 Center. This high school will relieve North Miami Beach and Dr. Michael M. Krop Senior High Schools.

- On-site and off-site improvements, including, but not limited to, wetlands mitigation, de-muck and fill of the entire site, right-of-way improvements, traffic control devices and signalization, as well as all necessary water and sewer connections.
- Contingent upon a ground lease and joint-use agreement with the City of North Miami for the property west of NE 25 Avenue, renovation of the track and ancillary spaces and improvements and/or modifications to the parking areas.

The project is anticipated to be delivered utilizing the Construction Management (CM) At-Risk method. The selected CM At-Risk firm will be required to submit a Guaranteed Maximum Price (GMP) at 50% completion of construction documents, or at any point thereafter, to execute this project. If accepted by staff, the negotiated GMP will then be submitted to the Board for its approval.

The A/E has agreed to the following design and document submittal schedule:

Phase I – Schematic design by:	June 2, 2006
Phase II – Design Development by:	July 7, 2006
Phase III - 50% complete Construction Documents by:	September 5, 2006
Phase III - 100% complete Construction Documents by:	November 20, 2006

The new school is expected to be occupied in August, 2008.

Negotiations with Arquitectonica have been successfully concluded as follows:

#### Terms & Conditions

MDCPS will provide the A/E with a program for the project. A total lump sum fee for Basic Services of \$1,900,100 which represents approximately 6.33% of \$30,000,000, the estimated construction cost was negotiated. This fee includes all required services and consultants (except as listed below). Basic Services fees shall be paid based on completion of the following phases:

Phase I – Schematic Design:	\$130,100
Phase II – Design Development:	\$247,400
Phase III – Construction Documents, 100% complete/approved: (Partial payment of up to 60% may be made at submittal of 50% CDs)	\$923,400

Phase IV – Bidding:	\$ 29,200
Phase V – Construction Administration (through Substantial Completion):	\$475,000
Phase V – Construction Administration, Punch List/Close Out:	\$ 76,000
Phase VI – Warranty/Post Occupancy:	<u>\$ 19,000</u>
<b>TOTAL BASIC SERVICES FEE:</b>	<b>\$1,900,100</b>

Supporting Services Fees

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

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|--|-------------------------|
| 1. Environmental Consultant Fee:   | Not-to-exceed \$50,000  |
| 2. Traffic Consultant Fee:   | Not-to-exceed \$20,000  |
| 3. Acoustical/Theater Consultant Fee:  | Not-to-exceed \$15,000  |
| 4. Food Service Consultant Fee:  | Not-to-exceed \$12,000  |
| 5. Threshold Inspections Fee:  | Not-to-exceed \$100,000 |
| 6. Site Visits:<br>The A/E and Designated Specialists will provide up to<br>250 additional site visits during construction at a flat fee<br>of \$275/visit (250 site visits x \$275/visit):<br>Not-to-exceed \$68,750  |                         |
| 7. On-site Project Representative Fee<br>(senior level, full-time; 20 months at \$9,000/month):  | Not-to-exceed \$180,000 |
| 8. Insurance Premium reimbursement:<br>(The A/E shall obtain a Project Specific professional<br>Liability insurance policy in the amount of \$1,000,000,<br>the premium for which, if acceptable to the Board,<br>will be reimbursed on a direct cost basis.): | Not-to-exceed \$100,000 |

Other Terms and Conditions

- A/E-requested testing shall be arranged and paid for by the Board; specialized testing, pre-approved by the Board, but not available through the Board, shall be reimbursed by the Board on a direct cost basis;
- The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the A/E Agreement;

- The Principals' rates are set at \$180/hour for the Architect, and \$180/hour for the Designated Specialists, for Board-authorized additional services;
- The provisional multiplier for hourly compensation is limited to 2.45 for any additional services approved by the Board:
- A fee of \$950,050 for any future re-use and adaptation of the A/E's design documents, and construction administration, if approved by the Board, at another site. The re-use fee includes all A/E services and consultants required to complete the project.
- 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
- The A/E has agreed to the time-sensitive schedule and the terms and conditions of the Agreement, and will commence services upon Board commissioning.

#### Project Fund

Fund: 0331 Object: 5630 Location: 7048 Program: 2844 Function: 7400

#### Prior Commissioning & Performance Evaluation

The Board has not commissioned Arquitectonica for any projects within the last three years.

No overall performance evaluation data is currently available for the firm.

#### Principals

The Principals of Arquitectonica are Bernardo Fort-Brescia and Laurinda Spear. The firm is located at 801 Brickell Avenue, Suite 1100, Miami, Florida 33131.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission Arquitectonica International Corporation as Architect/Engineer of Record for New Senior High School State School "QQQ1" (to relieve Dr. Michael M. Krop and North Miami Beach Senior High Schools), located at 2555 N.E. 151 Street, North Miami, Florida, Project No. 00254800, as follows:

- 1) A lump sum fee of \$1,900,100 for A/E basic services; and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg