

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF RODRIGUEZ & QUIROGA, ARCHITECTS
CHARTERED, AS ARCHITECT/ENGINEER OF RECORD FOR NEW
ADDITIONS, REMODELING AND RENOVATIONS (PHASES II, III & IV)
AT MIAMI CENTRAL SENIOR HIGH SCHOOL
PROJECT NO. A01013 (01, 02 & 03)**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

On August 17, 2005, the Board commissioned MC Harry Associates as Architect/Engineer of Record for a new PE Track and Phase I of Additions, Remodeling and Renovations at Miami Central Senior High School, Project A01013. As additional services, MC Harry Associates also completed a Master Plan for the entire Project, Phases I, II, III and IV. In January, 2006, the Master Plan was up-dated by MC Harry Associates, and approved by staff.

A solicitation was issued for one (or more) Architect/Engineer (A/E) to provide full architectural/engineering services for New Additions, Remodeling and Renovations (Phases II, III and IV). Staff has completed the selection process. Of the seventeen firms that applied, four were interviewed and ranked as follows:

- Rodriguez & Quiroga, Architects Chartered
- MC Harry Associates
- Wolfberg Alvarez & Partners
- BRPH Architects, Engineers, Constructors

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

Committee Members

Representing

Rose Diamond, Chief Facilities Officer	Appointee of the Superintendent
Victor Alonso, Construction Officer	Technical A/E Representative
Raul Perez, Executive Director	Technical A/E Representative
Don Bailey, Coordinator	Technical A/E Representative
Sharon Grau, Coordinator	A/E Selection, Negotiations & Design Mgmt.

Staff selected the top-ranked firm, Rodriguez & Quiroga, Architects Chartered, to provide A/E services for the project.

Project Scope

The next three phases of the overall replacement project envisioned in the master plan include, but are not limited to, the following:

- **Phase II**

Demolition: Existing buildings # 5, 12, 16, 20, 20A, 20B, 21, 22, 28, dining shelter, and 12 portables;

New Construction: Building 1 (1-story, gymnasium and lockers, approx. 41,000 sf);
Building 2 (2-story, administration, ROTC and Creative Arts Academy B, approx. 26,000 sf);
Building 10 (1-story, food services, dining, and custodial receiving, approx. 20,000 sf)
Courtyard – Partial East Academic Courtyard;
Drives and Parking to include west Parent Drop-off, 29 visitor and 49 staff parking spaces, cafeteria service drive;

Renovations: Existing building 14 - rooms 113a, 113b, and 113e (temporary ESE relocation); and all related on-site and off-site work, as required.

Estimated
Construction Cost: \$20,308,763

- **Phase III**

Demolition: Existing buildings #1, 3, 7, 8, 9, 10, 11, 13, 13a, 15a, 24, and 25;

Remodeling: Existing building #15 (gymnasium) into new Media Center;

Renovations: Building 4 (1-story, partial Academy 'C', approx. 6,500 sf);
Building 5 (1-story, partial Academy 'A', Health Education Lab, two Drivers' Education classrooms, approx. 6,500 sf);
Building 8 (1-story, partial Academy 'C', approx. 12,400 sf);
Building 6 (1-story, partial Academy 'H', approx. 6,500 sf);
Building 7 (1-story, partial Academy 'H', approx. 6,500 sf);
Building 9 (1-story, partial Academy 'H', approx. 10,230 sf);
Courtyard – West Academic courtyard, partial
Drives and parking to include Bus Drop-off/Pick-up, partial east Parent Drop-off/Pick-up, and 62 staff parking spaces; and all related on-site and off-site work, as required.

Estimated
Construction Cost: \$9,368,631

- **Phase IV**

Demolition: Building 14 (partial), 4,6,26,29;

Renovations/
Remodeling: Building 14, Auditorium;
Building 18, Student Services and partial Academy 'E', labs only, approx. 25,770 sf; and all related on-site and off-site work, as required;

New Construction: Courtyards – Community courtyard and complete West Academic courtyard
Drives and parking to include 115 staff parking spaces and complete East Parent Drop-off;

Estimated
Construction Cost: \$6,146,237

Phases II, III and IV of the project are 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 implementation schedule for Phase II, which includes three new buildings, is extremely aggressive. To meet the construction start date for Phase II of the project, the A/E has agreed to submit 50% complete construction documents no later than September 1, 2006, and 100% complete construction documents by November 1, 2006. Occupancy of the new Phase II Cafeteria building is expected by August 2007, and the new Phase II Gymnasium and Administration buildings by January 2008.

The phasing of this project is not sequential. Design and construction document preparation for Phase III must be 100% complete by May 1, 2007, which overlaps the design and construction document preparation for Phase II. Phase IV design and construction documents must be 100% complete by mid-December 2007. All four phases, or the entire project, are expected to be occupied no later than January 2009.

Negotiations with Rodriguez & Quiroga, Architects Chartered, for Phases II, III and IV have been successfully concluded as follows:

Terms & Conditions

A total lump sum fee for Basic Services of \$2,768,764 which represents approximately 7.78% of \$35,582,311, the estimated construction cost. This fee includes all required services and consultants (except Food Services and Acoustical/Theater). Basic Services fees shall be paid based on completion of the following phases:

A/E FEES			
BASIC SERVICES:	Phase II	Phase III	Phase IV
Phase I – Schematic Design	\$145,000	\$ 79,633	\$ 52,243
Phase II/III – Construction Documents 50% complete	\$435,000	\$238,900	\$ 156,729
Phase II/III – Construction Documents 100% complete/approved	\$362,500	\$199,084	\$ 130,608
Phase IV – Bid/Award	\$ 72,500	\$ 39,817	\$ 26,121
Phase V – Construction Administration: to Substantial Completion	\$362,500	\$199,084	\$ 130,608
Phase V – Construction Administration: Punch List and Close Out	\$ 58,000	\$ 31,853	\$ 20,897
Phase VI - Warranty	\$ 14,500	\$ 7,963	\$ 5,224
TOTAL BASIC SERVICES FEE/PHASE:	\$1,450,000	\$ 796,334	\$522,430
TOTAL BASIC SERVICES FEE, ALL PHASES:	\$2,768,764		

Supporting Services Fees

- A. The A/E will perform program and scope validation services for Phases II, III and IV of this project and shall coordinate with the A/E commissioned for Phase I, for a lump sum fee of \$20,000;
- B. For Phase II, to expedite the production of the design and construction documents to meet the accelerated project schedule, and to prepare numerous required demolition and phasing documents, the A/E will also receive a lump sum fee of \$174,701;
- C. The following services require prior written authorization by the Board-designee:
1. The A/E and Designated Specialists will provide up to 300 additional site visits during construction at a flat fee of \$300/visit (300 site visits x \$300/visit): Not-to-exceed \$90,000
 2. Acoustical/Theater Consultant Fee: Not-to-exceed \$25,000
 3. Food Service Consultant Fee: Not-to-exceed \$20,000
 4. Threshold Inspections Fee: Not-to-exceed \$50,000
 5. On-site Project Representative Fee (Senior level, full-time; 30 months at \$9,000/month): Not-to-exceed \$270,000

6. Insurance Premium reimbursement:
(The A/E shall obtain a Project Specific professional Liability insurance policy in the amount of \$1,000,000, the premium for which, if acceptable to the Board, will be reimbursed on a direct cost basis): Not-to-exceed \$200,000

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;
- 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: 0368 Object: 5680 Location: 7251 Program: 2642 Function: 7400

Prior Commissioning & Performance Evaluation

The Board has commissioned Rodriguez & Quiroga, Architects Chartered, for the following projects within the last three years:

A/E of Record for Historical Restoration/Structural Repairs of Gym and Classroom/Administration Buildings at Ponce de Leon Middle School, Project No. A01003

Date of Commissioning: November 17, 2004

The most recent overall performance evaluation score issued by staff to Rodriguez & Quiroga, Architects Chartered, was for the quarter ending December 31, 2005. Based on a performance scale of 1-5, the firm received a score of 3.74.

Principals

The Principals of Rodriguez & Quiroga, Architect Chartered, are Raul L. Rodriguez and Antonio M. Quiroga. The firm is located at 2100 Ponce de Leon Boulevard, Coral Gables, Florida 33134.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Rodriguez & Quiroga, Architects Chartered, as Architect/Engineer of Record for New Additions, Remodeling and Renovations (Phases II, III, and IV) at Miami Central Senior High School, Project No. A01013 (01, 02 and 03), as follows:

- 1) A lump sum fee of \$2,768,764 for A/E basic services; and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg