

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF SBLM ARCHITECTS, P.C., AS ARCHITECT/ENGINEER OF RECORD FOR NEW K-8 CENTER STATE SCHOOL "BB-1" (RELIEF SCHOOL FOR RUTH K. BROAD/BAY HARBOR ELEMENTARY AND HIGHLAND OAKS MIDDLE SCHOOL), IN THE CITY OF SUNNY ISLES BEACH, PROJECT NO. A01112

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

In February 2006, a solicitation was issued for one (or more) Architect/Engineer (A/E) firms to provide architectural/engineering services for the Facilities Work Program through FY '09, for New Schools, Additions, and Remodeling & Renovation Projects. Three categories were identified for the solicitation: Category A - projects with construction cost estimates greater than \$15 million; Category B - projects with construction cost estimates between \$5 million and \$15 million; and Category C - projects with an estimated construction cost less than \$5 million.

Staff has completed the selection process for **Category A**. Twelve firms applied, were evaluated, and have been ranked based upon their Initial Screening Score. All twelve firms qualified; therefore the interview process was not required. The final ranking for Category A, based upon each firm's Initial Screening Score, is as follows:

<u>Ranking</u>	<u>Firm</u>
1	Zyscovich Inc.
2	Spillis Candela DMJM
3	Silva Architects
4	BRPH Architects; Engineers, Inc.
5	SBLM Architects, P.C.
6	Rodriguez & Quiroga, Architects Chartered
7	Song & Associates, Inc.
8	Harvard Jolly / Sixto Architect, (JV) Inc.
9	Harper Aiken Partners, Inc.
10	Perkins + Will
11	Architects Five, L.L.C.
12	Sylla, Inc.

Assignment of projects is based on alignment of firm's capabilities, workload, construction values and scheduling of each project.

Based on the above criteria, staff assigned SBLM Architects, P.C. (SBLM), the fifth-ranked firm, as A/E of Record for New K-8 Center State School “BB-1” (relief School for Ruth K. Broad/Bay Harbor Elementary and Highland Oaks Middle), in the City of Sunny Isles Beach, Project No. A01112.

Negotiations with SBLM have been successfully concluded as follows:

Project Scope

- A new multi-story, expanded, K-8 facility designed to house approximately 1642 students stations, based to be located on a 2.39 acre site in the City of Sunny Isles Beach, bounded on the north by 183rd Street, on the east by Atlantic Boulevard, on the northwest by North Bay Road, and on the southwest by 182nd Drive (which is to be vacated);
- The school will be organized based on a “School-Within-A-School” concept and will total approximately 145,000 gross square feet;
- On-site and off-site improvements, including, but not limited to, demolition of existing structures, soil contamination mitigation, right-of-way improvements, traffic control devices and signalization, as well as all necessary utility connections; and
- Playfield(s) may be augmented contingent upon a joint-use agreement between MDCPS and the City of Sunny Isles Beach for the future Sunny Isles Beach Park to be located south of 182nd Drive.

This 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 approval.

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

Master Plan with Concept Studies by:	Mid-July 2006
Phase I - Schematic design by:	August 2006
Phase II - Design Development by:	November 2006
Phase III - 50% complete Construction Documents by:	January 2007
Phase III - 100% complete Construction Documents by:	May 2007

Construction is scheduled to commence in March 2007, and be completed for occupancy by July 2008.

Terms & Conditions

A preliminary feasibility/master plan/program report for the project was submitted to MDCPS by Architektnics, Inc., on May 8, 2006. The estimated construction cost is approximately \$33 million including all demolition and mitigation work.

A. Basic Services Fees:

A lump sum fee for Basic Services of \$2,000,000, which represents approximately 6.06% of \$33,000,000, 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:	\$200,000
Phase II - Design Development:	\$300,000
Phase III - Construction Documents, 50% complete:	\$440,000
Phase III - Construction Documents, 100% complete/approved:	\$440,000
Phase IV – Bidding/Award:	\$40,000
Phase V - Construction Administration (through Substantial Completion):	\$480,000
Phase V - Construction Administration, (Punch List/Close Out):	\$80,000
Phase VI - Warranty/Post Occupancy:	<u>\$20,000</u>
TOTAL BASIC SERVICES FEE:	\$2,000,000

B. Supporting Services Fees

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

1. Site Visits:
The A/E and Designated Specialists will provide up to 250 additional site visits during construction at a flat fee of \$280/visit (250 site visits x \$280/visit): Not-to-exceed \$70,000
 2. Threshold Inspection Fees: Not-to-exceed \$95,000
 3. On-site Project Representative Fee
(Senior level, full-time; 14months at \$10,000/month): Not-to-exceed \$140,000
 4. Insurance Premium reimbursement:
(Unless otherwise instructed by MDCPS' Office of Risk Management, the A/E shall obtain a Project Specific Professional Liability insurance policy in the amount of \$5,000,000, the premium for which, if acceptable to the Board, will be reimbursed on a direct cost basis.): Not-to-exceed \$500,000
- TOTAL SUPPORTING SERVICES FEES:** Not-to-exceed \$805,000

C. Other Terms and Conditions

- The A/E will prepare a Master Plan with concept studies for a lump sum fee of \$30,000. The Master Plan shall be submitted to MDCPS no later than July 14, 2006.
- 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 \$150/hour for the Architect, and \$150/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 \$800,000 (or 40% of the Basic Services fee) 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 / 0301 Object: 5630 Location: 0092 Program: 2830 Function: 7400

Prior Commissioning & Performance Evaluation

The Board has commissioned SBLM for the following projects within the last three years:

Deferred Maintenance Package #14, General Repairs and Rehabilitation at Miami Sunset Senior High School, Project No. 00264500
A/E Services
Dated Commissioned: March 15, 2006

No performance evaluation score is available for SBLM at this time.

Principals

The Principal/Owner designated to be directly responsible to the Board for SBLM Architects, P.C., is James L. Cohen. The firm is located at 11430 North Kendall Drive, Suite 310, Miami, Florida 33176.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission SBLM Architects, P.C., as Architect/Engineer of Record for New K-8 Center State School "BB-1" (relief school for Ruth K. Broad/Bay Harbor Elementary and Highland Oaks Middle School), in the City of Sunny Isles Beach, Project No. A01112, as follows:

- 1) a lump sum fee of \$2,000,000 for A/E Basic Services; and
- 2) the Project Scope and all the Terms and Conditions as set forth in the body of the agenda item.

NAD:SGG:sgg