

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF R. J. HEISENBOTTLE ARCHITECTS, P.A., AS ARCHITECT/ENGINEER FOR MASTER PLANNING AND PROGRAMMING, (PART 1) FOR NEW STATE SCHOOL "K-1", AT SOUTHSIDE ELEMENTARY (RELIEF FOR CORAL WAY AND SILVER BLUFF ELEMENTARY SCHOOLS), PROJECT NO. 00263300

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

In February 2006, a Request for Qualifications was advertised 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 between \$1 and \$5 million.

Staff has completed the selection process for **Category B**. Seventeen firms applied, were evaluated, and have been ranked based upon their Initial Screening Score. One firm was disqualified and four firms were re-assigned to Category C, based upon the minimum requirements stated in the legal advertisement. The remaining twelve firms qualified; therefore the interview process was not required. The final ranking for Category B, based upon each firm's Initial Screening Score, is as follows:

<u>Ranking</u>	<u>Firm</u>
1	Wolfberg Alvarez & Partners
2	Gili-McGraw Architects, L.L.P.
3	Brown & Brown Architects, Inc.
4	Laura M. Perez & Associates, Inc.
5	Architects International, Inc.
6	Santos Raimundez Architects, P.A.
7	The Architectural Partnership, Inc.
8	Forbes Architects, Inc.
9	Corzo Castella Carballo Thompson Salman, P.A.
10	R. J. Heisenbottle Architects, P.A.
11	Palenzuela & Hevia Design Group, Inc.
12	Rodriguez Peterson & Porras Architects, 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 R.J. Heisenbottle Architects, P.A., the tenth-ranked firm, as Architect/Engineer for Master Planning and Programming (Part 1) for New State School “K-1”, at Southside Elementary (Relief for Coral Way and Silver Bluff Elementary Schools), Project No. 00263300.

Negotiations with R.J. Heisenbottle Architects, P.A. have been successfully concluded as follows:

Project Scope

Construction of a new pre-K through fifth grade addition, to bring the total number of student stations from 230 to 826 (minimum), while maintaining the historical value of the existing facility; development of required playfields on the existing site; parking and other site amenities. The A/E was selected to provide master planning and programming services for the entire site, including, but not limited to, the following:

- Site analysis and building condition assessments (with particular respect to historic nature of existing buildings and components);
- Final scope definition, educational specifications, and programming;
- Urban initiatives, concept design studies (two options) and phasing strategies;
- Cost estimates and feasibility studies;
- Historic preservation grants applications and required meetings with municipalities and community organizations.

The A/E has agreed to complete the Master Plan and Programming documents by September 13, 2006.

Negotiations with R.J. Heisenbottle Architects, P.A., to develop the master plan and program for the entire facility, including all required consultants, have been successfully completed as follows:

Terms & Conditions

A. Basic Services Fees:

A summary of the negotiated basic services fee, including all required consultants, is as follows:

1. Building Conditions Assessment:	\$26,800
2. Concept Design Studies (2 options):	\$21,000
3. Preliminary Construction Cost Estimates:	\$ 6,000
4. Preparation of Final Scope Definition Program:	<u>\$ 4,200</u>
TOTAL BASIC SERVICES FEE:	\$58,000

B. 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 \$105/hour for the Architect, and \$105/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 A/E shall maintain no less than a \$1 million professional liability insurance policy with a maximum deductible of \$25,000;
- 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: 0206 Program: 2840 Function: 7400

Prior Commissioning & Performance Evaluation

The Board has not commissioned R.J. Heisenbottle Architects, P.A. for any projects within the last three years.

No performance evaluation data is currently available for the firm.

Principal

The Principal/Owner designated to be directly responsible to the Board for R.J. Heisenbottle Architects, P.A. is Richard J. Heisenbottle. The firm is located at 340 Minorca Avenue, Suite #10, Coral Gables, Florida 33134.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission R.J. Heisenbottle Architects, P.A. as Architect/Engineer for Master Planning and Programming (Part 1) for New State School "K-1" at Southside Elementary (Relief for Coral Way and Silver Bluff Elementary Schools), Project No. 00263300, as follows:

- 1) a lump sum fee of \$58,000 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