

MEMORANDUM

March 14, 2007

TO: The Honorable Chair and Members of The School Board of Miami-Dade County, Florida

FROM: Rudolph F. Crew, Superintendent of Schools

*Rudolph F. Crew  
RF*

**SUBJECT: WITHDRAWAL OF AGENDA ITEM F-30  
COMMISSIONING OF QUIROGA, ARCHITECTS CHARTERED, AS  
ARCHITECT / ENGINEER OF RECORD FOR NEW STATE SCHOOL "YYY-  
1" (RELIEF FOR MIAMI PALMETTO AND MIAMI KILLIAN SENIOR HIGH  
SCHOOLS)  
PROJECT NO. 0054700**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

The attached agenda item is being withdrawn to allow staff enough time to determine the feasibility of reusing a previously commissioned design.

If you have any questions, please feel free to call Mr. Jaime G. Torrens, Temporary Chief Facilities Officer, Office of School Facilities, 305 995-1401.

RFC:mh  
M1120

cc: Superintendent's Cabinet  
School Board Attorney

Office of School Facilities  
Jaime G. Torrens, Temporary Chief Facilities Officer

**SUBJECT: COMMISSIONING OF RODRIGUEZ & QUIROGA, ARCHITECTS  
CHARTERED, AS ARCHITECT/ENGINEER OF RECORD FOR  
NEW STATE SCHOOL "YYY-1" (RELIEF FOR MIAMI  
PALMETTO AND MIAMI KILLIAN SENIOR HIGH SCHOOLS),  
PROJECT NO. 00254700**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO  
STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES**

**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 08-09, 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, PC
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.

**ITEM WITHDRAWN**

**(03/13/07)**

**F - 30**

## Project Assignment

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

Based on the above criteria, staff assigned Rodriguez & Quiroga, Architects Chartered (R & Q), the sixth-ranked firm, as A/E of Record for New State School "YYY-1" (Relief for Miami Palmetto and Miami Killian Senior High Schools), Project No. 00254700.

Negotiations with R & Q have been successfully concluded as follows:

## Project Scope

Based upon the Program Package prepared by The Architectural Partnership for this project, dated February 7, 2007, the scope includes, but is not limited to, the following:

- Demolition of existing Miami Douglas MacArthur South campus (except Buildings 07, 08 and 14, per Castaldi Report, July 28, 2006);
- Construction of a new approximately 140,291 square foot senior high school to house a total of 1689 student stations (1505 new student stations plus 184 existing student stations); classroom building(s), labs, media and administration building, auditorium, cafeteria/kitchen with outside covered dining area, gym and all related support spaces; facility must comply with EHPA requirements; all on-site and off-site utilities, grading, new roads, road improvements, signalization, parent and bus drop-offs, parking, playfields, hard courts, landscaping and other related improvements;
- Remodeling/Renovations of Buildings 07, 08 and 14 to meet program requirements.

Construction Budget:       \$34,744,000

The project construction schedule is contingent upon the relocation of the entire existing Miami Douglas MacArthur South student/staff population by June 2008.

This project is anticipated to be delivered utilizing the Construction Management (CM) at-Risk method. The selected CM at-Risk firm may be required to submit several Guaranteed Maximum Price (GMP) proposals to execute this project. If accepted by staff, the negotiated GMP(s) will be submitted to the Board for approval.

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

- Phase I – Program Validation/Schematic Design:                                       Due by May 14, 2007
- Phase II – Design Development:   Due by July 16, 2007
- Phase III - Construction Documents, 50% complete:                               Due by October 15, 2007
- Phase III – Construction Documents, 100 % complete:                             Due by January 14, 2008

(For GMP award mid-April 2008)

Construction duration (Award to Substantial Completion): 540 days (approx. 18 months)  
(For January 2010 Occupancy)

**Terms & Conditions**

**A. Basic Services Fees**

A lump sum fee for Basic Services of \$2,000,000, which represents approximately 5.8% of \$34,744,000, the construction budget, was negotiated. This fee includes all required services and consultants (except as noted below and the traffic consultant).

The Basic Services fee shall be paid at the following percentages, based on completion of the following phases:

- Phase I – Program Validation/Schematic Design: 10%
- Phase II – Design Development: 15%
- Phase III – Construction Documents, 50% complete: 20%
- Phase III – Construction Documents, 100% complete/approved: 20%
- Phase IV – Bid/Award: 5%
- Phase V – Construction Administration
  - a) through Substantial Completion: 25%
  - b) Punch List and Close-out: 4%
- Phase VI – Warranty/Post Occupancy: 1%

**B. Supporting Services Fees**

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

**1. Additional 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 \$120,000

**3. On-site Project Representative Fees:**

(senior level, full-time; 15 months at \$9,000/month):

Not-to-exceed \$135,000

**4. Insurance Premium Reimbursement:**

(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 \$240,000

5. Traffic Consultant Fee (to be provided by MDCPS): \_\_\_\_\_ N/A

TOTAL SUPPORTING SERVICES FEES: Not-to-exceed \$565,000

### C. 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: 0303 Object: 5630 Location: 7029 Program: 2846 Function: 7400

### Prior Commissioning & Performance Evaluation

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

- Miami Central Senior High School, New Additions, Remodeling and Renovations (Phases II, III & IV), Project No. A01013 (01, 02 & 03)  
A/E of Record  
Date of Commissioning: April 18, 2006
- Ponce de Leon Middle School, Historical Restoration/Structural Repairs of Gym and Classroom/Administration Buildings, Project No. A01003  
A/E of Record  
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 September 30, 2006. Based on a performance scale of 1-5, the firm received a score of 3.74.

### **Principals**

The Principals of Rodriguez & Quiroga, Architects 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 State School "YYY-1" (Relief for Miami Palmetto and Miami Killian Senior High Schools), Project No. 00254700, as follows:

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

NAD:SGG:sgg