Office of Superintendent of Schools Board Meeting of July 11, 2007

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

SUBJECT:

AMEND THE AGREEMENT WITH 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

LINK TO

STRATEGIC PLAN:

IMPROVE CONSTRUCTION SERVICES

Introduction

On April 18, 2006, the Board commissioned Rodriguez & Quiroga, Architects Chartered (R&Q), 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, & 03).

Phase II is currently under construction (with the exception of the New Administration & Classroom Building #2), and Phase III is scheduled to begin construction by September 2007. Phase III originally contemplated the partial demolition and complete remodeling/renovation of the waffle slab structure (composed of buildings 04, 05, 06, 07, 08, and 09). After extensive analysis, both the A/E and staff determined that it would not be cost effective or in the best interest of the District to remodel/renovate the waffle slab structure.

Pursuant to that decision, the demolition of the waffle slab structure in its entirety and the addition of one (or two) new replacement building(s) were made a part of Phase IV. Therefore the scope of services for the A/E increased, requiring adjustments to the professional fees.

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

Project Scope / Status

Phase II

- Status Construction Phase (except new Building #2)
- Occupancy New Cafeteria, December 2007
- Occupancy Gym/Locker Rooms, April 2008

REPLACEMENT

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· Revision to Phase II Original Scope:

- o Move the Construction of new Building #2 to Phase III
- GMP Award, November 2006:

\$17,116,534

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Phase III

- Status GMP Award by September 2007
- Occupancy January 2009
- Revisions to Phase III Original Scope:
 - Add: Construction of new Building #2 (Design and Construction Documents are completed)
 - Delete: Remodeling/Renovations of Buildings #4, 5, 6, 7, 8 and 9 (to be replaced with new addition in Phase IV)
- Revised Estimated Construction Cost:

\$12,100,000

Phase IV

- Status Design and Construction Documents in Progress
- GMPs March and June 2008
- Occupancy August 2009
- Revision(s) to Phase IV Original Scope:
 - o Add: Demolition of Buildings 4, 5, 6, 7, 8 and 9 and entire waffle slab building structure;
 - Add: Construction of new 2-story building(s), approx. 76,000 sq. ft., with ESE and special purpose classrooms, music and band rooms, and labs; new parent drop-off, faculty/staff parking (approx. 181 spaces);bus drop-off; and all other on-site and off-site improvements, as required.
- Revised Estimated Construction Cost: \$23,300,000

The project is being delivered by the Construction Management (CM) At-Risk method. The CM At-Risk firm may be required to submit multiple Guaranteed Maximum Price (GMPs) to expedite the construction of the remaining Phases. If accepted by staff, the negotiated GMPs will be submitted to the Board for approval.

The A/E has agreed to the following revised document preparation and submittal schedule for Phase IV (new building(s) and remaining scope):

Schematic Design:

due by September 11, 2007

Construction Documents, two submittals:

For GMP #1 - Demolition, Earthwork, Foundations, Underground Utilities and Structure:

due by December 14, 2007and GMP Award by March 2008

- Other Project Target Dates:
 - Substantial Completion by June 2009
 - · Occupancy by August 2009

Terms & Conditions

A. A Lump Sum Basic Services fee of \$1,111,500 was negotiated for the new classroom/lab building(s) added to the scope of Phase IV. This fee represents 6.5% of the estimated construction cost, \$17,100,000, and includes all required services and consultants. A re-use fee of \$555,750 (or 50% of the Basic Services Fee) was also negotiated, and includes site adaptation, all services for bid/award, construction administration, warranty, and all required consultants.

Basic Services fees shall be paid based on completion of the following phases:

BASIC SERVICES FEE PAYMENT SCHEDULE		
PHASE DESCRIPTION	% of total fee	\$ Amount
1. Schematic Design:	10%	\$ 111,150
2. a) Construction Documents, 50% or more complete, for GMP #1:	30%	\$ 333,450
b) Construction Documents, 100%complete/approved:	25%	\$ 277,875
3. Bid/Award:	5%	\$ 55,575
4. Construction Administration:		
a) through Substantial Completion: (may invoice monthly)	25%	\$ 277,875
b) Close-Out/Punch List:	4%	\$ 44,460
5. Warranty/Post Occupancy:	1%	\$ 11,115
TOTAL BASIC SERVICES FEE:		\$1,111,500

B. The net increase to the original Total Basic Services Fee is \$651,094, calculated as follows:

> Original Basic Services Fee (Phase II, III, and IV) \$2,768,764 o Credit to MDCPS for Scope deleted from Phase III (\$ 460,406) o Lump Sum Basic Services Fee for added Scope in Phase IV \$1,111,500 Revised Total Basic Services for all Phases: \$3,419,858

C. Other Supporting Services:

On-site Project Representative Fee: For extended construction duration of two months (Under the same terms and conditions as the A/E Agreement dated 4-18-06), Add:

Not-to-exceed \$18,000

Additional Insurance Premium reimbursement: The A/E shall submit to MDCPS' Department of Risk Management, a revised Project Specific Policy to include coverage for the Revised Scope of Work, Add:

Not-to-exceed \$40,000

All Other Terms and Conditions of the original Agreement shall remain the same.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, amend the Agreement with 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 net increase of \$651,094 for A/E Basic Services:
- Additional not-to-exceed \$18,000 for the A/E's on-site 2) representative for two months of extended construction duration;
- Additional not-to-exceed \$40,000 for adjusted insurance 3) premium reimbursement; and
- the revised Project Scope and all the Terms and Conditions as 4) set forth in the body of the agenda item and the original A/E Agreement dated April 18, 2006.

NAD:SGG:sgg