

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

**SUBJECT: SECOND AMENDMENT TO THE AGREEMENT WITH RODRIGUEZ & QUIROGA, ARCHITECTS CHARTERED AS ARCHITECT/ENGINEER OF RECORD FOR NEW ADDITIONS, REMODELING AND RENOVATIONS (SECTORS 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**

Background

On July 11, 2007, the Board authorized the first amendment to the Agreement with Rodriguez & Quiroga, Architects Chartered (R&Q) for New Additions, Remodeling and Renovations at Miami Central Senior High School, Project No. A01013 (01, 02 & 03). At that time, the Scope for Sector IV was amended to demolish the entire "waffle slab" building structure, including buildings 4, 5, 6, 7, 8, & 9, construct a new two-story classroom building and a one-story music, band and vocational programs building along with the originally planned parent and bus drop-offs, 181 faculty/staff parking spaces, auditorium and science building renovations, and other required on-site/off-site improvements. The intent of amending the project scope to new construction, instead of the remodeling and renovation of the original 1959 waffle slab structure was to reduce the risk of further cost increases related to potential unforeseen conditions within the deteriorated waffle slab structure.

Sector IV is the final component of this multi-phased school replacement project which has been individually awarded by Sector in order to meet the District's commitment to replace the facility and fast-track the work. Since the initial award of Sector I in June 2006 and Sectors II and III through October 2007, construction costs spiraled upward at an unprecedented rate as a consequence of prevailing market conditions. As Sector IV Construction Documents progressed, construction cost estimates continued to rise due to inflated market conditions and exceeded the District's \$23.3 million construction budget.

Staff requested that the A/E provide M-DCPS with a proposal to re-design Sector IV by combining new Buildings 5 and 6 into one, new two-story building (Building 6), and eliminating approximately 400 student stations no longer needed due to adjusted enrollment resulting in an estimated \$4.0 million construction cost savings.

This design change allowed partial demolition of the waffle slab building and relocation of critical utilities to occur during August 2009, prior to school opening. Further, the re-design of Building 6 will result in a net decrease of 32,810 square feet of new construction and a more efficient building which will reduce long-term operational and maintenance costs. The construction budget for Sector IV will remain at \$23.3 million.

Negotiated Second Amendment

Negotiations were subsequently conducted with R&Q for the re-design and re-submittal of construction documents, incorporating the changes to scope as described above, to provide a deductive alternate for the renovations to the existing auditorium and science buildings, and to provide construction phasing plans for the new project schedule. TRC approved the additional services request on August 14, 2009, Agenda Item D-1, in the amount of \$557,589, which included the cost of a full-time on-site representative for the 24-month duration of the project. However, since then, the District has re-evaluated this line item and has opted for in-sourcing the on-site representative and to reduce the construction schedule to 20 months; this represents a cost-avoidance to the District in the amount of \$276,683. Lastly, while the TRC-approved additional services included a credit in the amount of \$8,000 for threshold inspections thought not to be required, subsequent additional in-house review yielded that all such inspections were in fact required and the credit was therefore not taken. The following represents the net, Not-to-Exceed increase for the required A/E services:

- A. Basic Services - Sector IV: Re-design and Re-submit for BCC review and approval (including deductive alternate for renovations/remodeling at the existing Auditorium and Science Buildings):
  - 1. Phase II/III Construction Documents (50% complete): add \$128,282
  - 2. Phase II/III Construction Documents (100% complete and BCC-approved): add \$128,282
  - 3. Phase IV- Bid/Award (modified fee of \$73,526): credit (\$ 8,170)
  - 4. Phase V(a) – General Administration of the Construction Process for 20 months (modified fee of NTE \$479,765): add \$ 71,483
  - 5. Phase V(b) - Punch List & Closeout (modified fee of \$58,821): credit (\$ 6,536)
  - 6. Phase VI - Warranty/Post Occupancy (modified fee of \$14,705): credit (\$1,634)
  
- B. Supporting Services - Sector IV:
  - Site Visits – Reduction from 300 site visits to 240 site visits, 12/month at the reduced rate of \$280/visit, Not-to-exceed \$67,200 credit (\$22,800)
  
- Total Net Increase: \$288,907**

## Sector IV - Project Schedule

The A/E agreed to a revised document submittal and construction schedule which will result in a Board construction award in May 2010 (with 20 months construction duration for all Sector IV scope including Alternates). Based on the revised schedule the project should be substantially complete by January 2012.

To proceed with demolition of the waffle slab prior to school opening 2009 and to avoid any further delays to the completion of Sector IV, staff authorized the A/E to commence the re-design and construction documents immediately after TRC approval. Therefore, the Board's authorization is required to confirm staff's direction to the A/E.

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

- 1) A net total increase of \$288,907 for A/E fees for Sector IV;
- 2) the revised Project Scope, Schedule and all the negotiated Second Amendment terms and conditions as set forth in the body of the agenda item; and
- 3) all other terms and conditions of the original Agreement shall remain unchanged.

NAD:SGG:sgg