

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

**SUBJECT: COMMISSIONING OF R.J. HEISENBOTTLE ARCHITECTS, P.A., AS ARCHITECT/ENGINEER OF RECORD FOR REMODELING AND RENOVATIONS AT 1570 MADRUGA AVENUE, CORAL GABLES, FOR STATE SCHOOL "LLL-1", A NEW SENIOR HIGH SCHOOL FOR INTERNATIONAL STUDIES (TO RELIEVE CORAL GABLES SENIOR HIGH SCHOOL) PROJECT NO. 00254300.**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY**

Introduction

In February 2006, a solicitation was issued for one (or more) Architectural/Engineering (A/E) firms to provide services for the Facilities Work Program through Fiscal Year 2009, 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 construction cost estimates less than \$5 million.

The final ranking for Category B is as follows:

- 1 Wolfberg Alvarez & Partners, Inc
- 2 Gili-McGraw Architects, LLP
- 3 Brown & Brown Architects, Inc
- 4 Laura M. Perez and Associates, Inc
- 5 Architects International, Inc
- 6 Santos Raimundez Architects, PA
- 7 The Architectural Partnership, Inc
- 8 Forbes Architects, Inc
- 9 Corzo Castella Carballo Thompson Salman, PA
- 10 R.J. Heisenbottle Architects, PA
- 11 Palenzuela & Hevia Design Group, Inc
- 12 Rodriguez Peterson & Porrás Architects, Inc

## Project Assignment

Assignment of projects is based on alignment of firm's capabilities, workload, performance, construction values and scheduling of each project. A number of the firms have previously been commissioned for projects. Based on the above criteria, staff assigned R.J. Heisenbottle Architects, P.A. (RJHA), as Architect/Engineer of Record for Remodeling & Renovations at 1570 Madruga Avenue, Coral Gables, for State School "LLL-1" a senior high school for international studies, Project No. 00254300.

Negotiations with RJHA have been successfully concluded and the firm has agreed to provide full A/E services as follows:

### Project Scope:

The District acquired a five story, approximately 47,000 square foot building at 1570 Madruga Avenue, Coral Gables, FL, for State School "LLL-1" a new senior high school for international studies. The building is to be remodeled/renovated for conversion from an office building to a senior high school for approximately 600 student stations (grades 9-12) based on the Pre-Programming Package developed by M-DCPS Office of Advanced Planning, dated May, 2007.

The scope of work for the project includes, but is not limited to, the following:

- a. Renovations and remodeling:
  - Demolition of building interior for new classrooms, administration, media center, food service, dining and other ancillary space
  - Retrofit building structural framing and MEP systems to comply with current codes (as required)
  - All required phasing and deductive alternate(s) in construction documents to comply with budgetary constraints and the project schedule
- b. Site Improvements:

All related on-site and off-site improvements, drop-offs, parking, landscaping and irrigation.

### Project Schedule:

Due to the complex nature of this project, phasing, deductive alternates and "pull-out" packages may be required. The A/E has agreed to the following aggressive report and document submittal schedule:

<b>A/E DOCUMENT SUBMITTAL (ACCELERATED SCHEDULE)</b>	<b>DUE BY</b>
Documentation of existing conditions, detailed structural Investigation, development of CADD as-builts (if required), and programming:	July 30, 2010
Phase I – Schematic Design	July 30, 2010
Phase II – Design Development	August 30, 2010
Phase III – Construction Documents 100% submittal	September 29, 2010

<b>PULLOUT #1 - CM at-Risk Miscellaneous Assignment (if Required)</b>	
A/E to Submit Package #1 - Demo	July 30, 2010
GMP #1 NTP	September 23, 2010
GMP #1 Subst. Completion	November 4, 2010

<b>PULLOUT #2 - Main CM at-Risk (assuming commission by Sept 7, 2010)</b>	
A/E to Submit Package #2 – Shell Modifications & Long Lead Items	July 30, 2010
GMP Award	November 16, 2010
Direct Purchase of Long lead items	December 17, 2010
Subst. Completion (depending on extent of structural modifications)	February 2011

<b>MAIN PROJECT - Main CM at-Risk (assuming commission by Sept 7, 2010)</b>	
GMP Award	December 15, 2010
Subst. Completion	June 15, 2011
Occupancy	August 15, 2011

Construction Budget:        \$7,800,000

The project will be executed using the Construction Management (CM) at-Risk delivery method. The selected CM at-Risk firm may be required to submit multiple Guaranteed Maximum Price (GMP) proposals for the project. If accepted by staff, the negotiated GMP Proposal(s) will be submitted to the Board for approval.

Terms & Conditions

A. Basic Services Fees:

RJHA has agreed to a lump sum fee for Basic Services of \$554,000 which represents approximately 7.10% of the estimated total Construction Budget of \$7,800,000. This fee includes all required services, consultants and phasing of construction documents in order to comply with budgetary constraints and the project schedule. Basic Services fees shall be paid based on completion of the phases listed below:

<b>BASIC SERVICES - PHASE DESCRIPTION</b>	<b>%</b>	<b>FEE</b>
Phase I - Schematic Design	15%	\$83,100
Phase II - Design Documents, complete	24%	\$132,960
Phase III - Construction Documents, 100% complete/BCC approved	24%	\$132,960
Phase IV - Bid/Award	5%	\$27,700
Phase V - (A) Construction Administration	27%	\$149,580
Phase V - (B) Punch List/ Closeout	4%	\$22,370
Phase VI – Warranty/Post Occupancy	1%	\$5,330
<b>TOTAL BASIC SERVICES FEE:</b>	<b>100%</b>	<b>\$554,000</b>

B. Support Services Fees:

<b>SUPPORT SERVICES FEES:</b>		
1	Documentation of existing conditions, detailed structural investigation/report, and development of CADD as-builts (if required):	NTE \$25,000
2	Final Scope Definition/Programming:	\$15,000
3	Phasing/acceleration fee (if submitted per schedule):	\$25,000
4	Pullout #1: Demolition Package:	\$10,000
5	Pullout #2: Structural Modifications/Long Lead Item Package:	\$20,000
6	Site Visits: (The following services require prior written authorization by the Board-designee) RJHA and Designated Specialists will provide additional site visits at a flat fee of \$225/visit: 100 additional Site Visits: 100 Threshold Inspections:	NTE \$22,500 NTE \$22,500
<b>TOTAL SUPPORTING SERVICES FEES:</b>		<b>NTE \$140,000</b>

C. Other Terms & 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 A/E has requested the use of additional consulting firms (as listed below) for this project in order to provide the necessary consulting services in a timely manner and better meet the challenging project time schedule:
  - 1) Maurice Gray Associates, Inc., as Civil Engineer
  - 2) Douglas Wood & Associates, Inc., as Structural Engineer
  - 3) Johnson, Avedano, Lopez, Rodriguez & Walewski Engineering Group, Inc., as Mechanical & Electrical Engineers
- The Principals' rates are set at \$112.50/hour for the Architect, and \$112.50/hour for the Designated Specialists, for Board-authorized additional services;
- The provisional multiplier for hourly compensation is limited to 2.21 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 days written notice to the A/E; whereas, the A/E may terminate the Agreement, with cause only, upon thirty days written notice to the Board; and

- The A/E has agreed to the terms and conditions of the Agreement. The agreement effective date shall be July 1, 2010.

#### Project Funding

Fund: 385000; Object: 563000; Location: 1701300; Program: 28500000; Function: 740000

#### Prior Commissioning & Performance Evaluation

The Board has not commissioned RJHA for any projects within the last three years.

There is no current performance evaluation data available for RJHA.

#### Principal

The Principal/Owner designated to be directly responsible to the Board for RJHA is Mr. Richard J. Heisenbottle, AIA. The firm is located at 2199 Ponce de Leon Boulevard, Suite 400, Coral Gables, Florida 33134.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission R.J. Heisenbottle Architects, P.A., as Architect/Engineer of Record for Remodeling and Renovations at 1570 Madruga Avenue, Coral Gables, for State School "LLL-1" a new senior high school for international studies, Project No. 00254300 as follows:

- 1) a lump sum fee of \$554,000 for A/E Basic Services; and
- 2) the Project Scope and all Terms and Conditions as set forth in the body of the agenda item.

NAD:EFW:ewf