

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

SUBJECT: COMMISSIONING OF RIZO CARRENO & PARTNERS, INC., AS ARCHITECT/ENGINEER OF RECORD FOR AN ADDITION AT BOB GRAHAM EDUCATION CENTER (K-8) - PROJECT NO. 00731700.

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Introduction

In March 2010, a solicitation was issued for an Architectural/Engineering (A/E) firm to provide full architectural/engineering design and construction administration services for an addition at Bob Graham Education Center (K-8). Thirty-four firms applied and of those, twelve were short-listed, interviewed and ranked as follows:

1. Rizo Carreno & Partners, Inc.
2. Silva Architects
3. Song + Associates, Inc.
4. Gili-McGraw Architects
5. BEA Architects, Inc.
6. Corzo Castella Carballo Thompson Salman, PA
7. Laura Perez & Associates, Inc.
8. Harvard Jolly, Inc.
9. Architeknic, Inc.
10. LIVS Associates
11. Rodriguez & Quiroga, Architects Chartered
12. KVH Architects

The A/E Selection Committee was composed of the following individuals:

Committee Members

Richard Vidal, Admin. Director Region I
William Barimo, Executive Director
Sam Ingram, Sr. Project Manager
Ailsa Simon, Sr. Project Manager
Ed Ford, Analyst III

Representing

Office of the Superintendent
School Facilities
School Facilities - Maintenance
School Facilities - Capital
A/E Selection & Negotiations

Negotiations with Rizo Carreno & Partners, Inc. (RC&P) have been successfully concluded and the firm has agreed to provide full A/E services as follows:

Project Scope:

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

- a. Demolition
 - Demolition of play courts as required.

- b. New Construction
 - New 3-story Classroom Building of approx, 37,600 sq. ft. to house approx. 630 student stations for elementary/middle grades (4-8); the building will also include two ESE classrooms, computer, skills and science demo laboratories, admin offices and all related support spaces. Site improvements to include new parking, play courts, covered walkways, and up-grade of Main Electrical Room (to accommodate new and existing loads). The new building shall be designed and constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system.

- c. Renovations
 - Major interior/exterior paint and reconfiguration of the on-site drop-off.

Construction Budget: \$6,937,350

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

| | |
|---|-------------------|
| Programming and Final Scope Definition due no later than: | July 6, 2010 |
| Phase I Schematic Design due no later than: | July 30, 2010 |
| Phase II/III Construction Documents 50% due no later than: | October 28, 2010 |
| Phase II/III Construction Documents 100% due no later than: | December 13, 2010 |

Project construction milestone dates are as follows:

| | |
|------------------------------------|----------------|
| Award GMP: | April 13, 2011 |
| Substantial Completion (Addition): | April 12, 2012 |
| Substantial Completion (Painting): | July 16, 2012 |
| Occupancy (Addition): | June 12, 2012 |

The project will be executed using the conventional design/bid/build delivery method. The lowest responsible/responsive bid will be submitted to the Board for approval.

Terms & Conditions

A. Basic Services Fees:

RC&P has agreed to a lump sum fee for Basic Services of \$489,500 which represents approximately 7.06% of the estimated total Construction Budget of \$6,937,350. This fee includes all required services, consultants and phasing of construction documents in order to comply with the project schedule. Basic Services fees shall be paid based on completion of the phases listed below:

| BASIC SERVICES - PHASE DESCRIPTION | % OF FEE | FEE |
|--|-------------|------------------|
| Phase I - Schematic Design (complete/accepted) | 10% | \$48,950 |
| Phase II - Design Development (complete/accepted) | 18% | \$88,110 |
| Phase III - Construction Documents, 50% (complete/accepted) | 17% | \$83,215 |
| Phase III - Construction Documents, 100% (complete/BCC approved) | 18% | \$88,110 |
| Phase IV - Bid/Award | 5% | \$24,475 |
| Phase V - (A) Construction Administration | 27% | \$132,165 |
| Phase V - (B) Punch List/ Closeout | 4% | \$19,580 |
| Phase VI - Warranty/Post Occupancy | 1% | \$4,895 |
| TOTAL BASIC SERVICES FEE: | 100% | \$489,500 |

B. Supporting Services Fees:

- 1) Final Scope/programming validation: \$15,000

 - 2) Site Visits: (The following services require prior written authorization by the Board-designee) RC&P and Designated Specialists will provide a maximum of 80 additional site visits at a flat fee of \$225/visit: NTE \$18,000

 - 3) A maximum of 80 Threshold Inspections at a rate of \$240/inspection: NTE \$19,200
- Total Supporting Services Fees: NTE \$52,200

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 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;
- In the event the Board chooses to re-use the design/construction documents for the new classroom building in the future, the pre-negotiated fee is \$192,793 which includes all site adaptation services, all required consultants and construction administration. The A/E payment schedule will be re-apportioned as appropriate to the services required for the re-use.
- 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 terms and conditions of the Agreement. The agreement effective date shall be July 1, 2010.

Project Funding

Fund: 384000; Object: 563000; Location: 1009100; Program: 27880000; Function: 740000

Prior Commissioning & Performance Evaluation

The Board has not commissioned RC&P for any projects within the last three years.

The most recent overall performance evaluation score issued by staff to RC&P was for the quarter ending December 31, 2009. Based on a performance scale of 1-5 (low to high), the firm received a score of 3.82.

Principal

The Principal/Owner designated to be directly responsible to the Board for RC&P is Mr. Alberto Carreno, PE. The firm is located at 2100 Ponce de Leon Boulevard, Suite 701, Coral Gables, Florida 33134.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Rizo Carreno & Partners, inc., as Architect/Engineer of Record for an Addition at Bob Graham Education Center (K-8), Project No. 00731700 as follows:

- 1) a lump sum fee of \$489,500 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:EWf:ewf