

Facilities Planning and Construction  
Suzanne A. Marshall, Chief Facilities Officer (Construction)

**SUBJECT: COMMISSIONING OF SANTOS/RAIMUNDEZ ARCHITECTS, P.A. AS DESIGN CRITERIA PROFESSIONAL (DCP) FOR NEW STATE SCHOOL "NNN" (PROTOTYPE) AT SOUTH MIAMI SENIOR HIGH SCHOOL, AND SITE WAIVER PROJECT # A-0747**

Commissioning

Staff has completed the selection process for two Design Criteria Professionals (DCP) to provide design criteria services for new Elementary, Middle & Senior High School prototypes.

Twenty three (23) firms applied, and on December 03, 2001 the Selection Committee interviewed the following six (6) firms:

- Santos/Raimundez Architects, P.A.
- Zyscovich, Inc.
- Post Buckley Schuh & Jernigan
- Laura M. Perez & Associates, Inc.
- Silva Architects
- Harper Partners, Inc.

Of the above, the firms of Santos/Raimundez Architects, P.A. and Zyscovich, Inc. were selected. These two firms will be added to the pool of design criteria professionals that have been previously selected to provide DCP services for new elementary, middle and senior high school prototypes. The Planning Committee assigned new State School "NNN" project at South Miami Senior High School to Santos/Raimundez Architects, P.A.

Negotiations with the firm of Santos/Raimundez Architects, P.A. for providing design criteria professional services for S/S "NNN" at South Miami Senior High School have been successfully completed.

The negotiated lump sum basic fee is \$440,000 for an estimated construction cost of \$12,941,125. The fee represents approximately 3.40% of the construction cost. Additional lump sum fees were negotiated for the following services: a) \$20,000 for traffic engineering; b) \$10,500 for a food service consultant; c) \$15,000 for reproduction of Board requested contract documents; d) \$12,000 for layout and coordination of all furniture, fixture and equipment; e) \$70,000 for threshold inspection; and f) \$31,600 for subsurface exploration including environmental assessment phase I and phase II.

The summary of the negotiated lump sum basic fee is as follows:

	<u>S/S "NNN"</u>
Utilities/Program verification	\$ 6,500
Schematic design (Phase I)	\$ 70,000
Design criteria package	\$ 65,000
Bidding/award services	\$ 21,000
Design-Builder's design and construction documents review	\$ 65,000
Construction administration services	\$169,000
Sanitary Sewer Extension Project Analysis, preparation of design criteria, bidding, and construction administration	<u>\$ 43,500</u>
TOTAL FEE	\$440,000

At the Board's option, the DCP will provide 120 site visits for a fee of \$30,000 for the duration of the construction process.

The multiplier for hourly compensation was limited to 2.45 for extra work. The DCP will maintain at least a \$1,000,000 project-specific Professional Liability insurance policy, for which the DCP will be reimbursed up to a maximum of \$25,000.

The design criteria package and other documents prepared by the DCP for this project are the property of the Board, and could be reuse for a period of 10 years. Negotiations for each future re-use will consist of updates to the original prototype, site adaptation, bidding, and construction administration. The negotiated fees will be presented to the Board for its approval at the time of each reuse.

The Principals/Owners for Santos/Raimundez Architects, P.A. are Ernesto Santos and Pedro Raimundez. The firm is located at 3134 Coral Way, Miami, Florida.

Site Waiver

Florida Statutes require that educational facilities be adequate in size to meet the educational needs of the students to be served. Pursuant to s.235.19 Florida Statute,

the Florida Department of Education recommends standard site sizes for educational plants. Exceptions to recommended site sizes are allowed, provided the Board, by a two-thirds majority, recommends the site and finds that it can provide an appropriate and equitable educational program on such site.

An exception to the standard site size for South Miami Senior/State School "NNN" is necessary, since S/S "NNN" will be located at the existing site of South Miami Senior High School located at 6858 S.W. 53<sup>rd</sup> Street. The existing school is on a 17.42 acre site owned by the Board. In order for this site to accommodate a senior high school with a combined survey recommended capacity of 2,689 (excluding relocatable capacity), a site exception must be approved. This site is currently 19.58 acres under the site size recommended by the Department of Education.

#### Preliminary scope of work for S/S "NNN" at South Miami Senior High School

- New construction – 78,186 square feet building area to house 900 student stations
- 11 general classrooms
- 11 science labs
- 1 theater lab
- 6 art labs
- 1 interior dining
- 1 covered patio (dining)
- 1 kitchen
- 1 partial administrative suite
- 1 partial student services suite
- 1 P.E. multipurpose
- 1 gymnastics/dance lab
- Restrooms, custodial, and book storage

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida commission the firm of Santos/Raimundez Architects, P.A. as design criteria professional for State School "NNN" (prototype) at South Miami Senior High School, and approve a site waiver, for the following considerations:

- 1) a lump sum basic fee of \$440,000 which represents approximately 3.40% of the construction cost;
- 2) additional lump sum fees were negotiated for the following consulting services: a) \$20,000 for traffic engineering; b) \$10,500 for a food service consultant; c) \$15,000 for reproduction of Board requested contract documents, d) \$12,000 for layout and coordination of all furniture, fixture and equipment, e) \$70,000 for threshold inspection; and f) \$31,200 for subsurface exploration including environmental assessment phase I and phase II;
- 3) at the Board's option, the DCP will provide 120 site visits for a fee of \$ 30,000 for the duration of the construction process;
- 4) the multiplier for hourly compensation was limited to 2.45 for extra work;
- 5) the DCP will maintain at least a \$1,000,000 project-specific Professional Liability insurance policy, for which the DCP will be reimburse up to a maximum of \$ 25,000;
- 6) approve the exception to the existing site size for South Miami Senior/State School "NNN"; and
- 7) authorize the Superintendent to submit to the Commissioner of Education at the Florida Department of Education, the Board-approved site exceptions.

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