

Office of Superintendent of Schools  
Board Meeting of February 13, 2002

January 30, 2002

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

**SUBJECT: COMMISSIONING OF MATEU CARRENO RIZO & PARTNERS AS  
DESIGN CRITERIA PROFESSIONAL (DCP) FOR STATE SCHOOL  
"VVV" (PROTOTYPE) AT CORAL GABLES SENIOR HIGH SCHOOL,  
AND SITE WAIVER  
PROJECT # A-0810**

Commissioning

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

Eighteen (18) firms applied, and on January 15, 1999 the Selection Committee interviewed the following eleven (11) firms:

- Spillis Candela & Partners, Inc.
- Reynolds, Smith and Hills, Inc.
- Mateu Carreno Rizo & Partners
- Harper Partners, Inc.
- The Architects Partnership of Brown & Brown
- Wolfberg Alvarez & Partners
- Silva Architects
- The Architectural Partnership, Inc. (T.A.P.)
- Laura M. Perez & Associates, Inc.
- Architects International, Inc.
- KVH Architects, P.A

Of the above, the firms of Mateu Carreno Rizo & Partners, Reynolds, Smith & Hills, Inc., and Spillis Candela & Partners, Inc. were selected. These three firms have been 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 "VVV" at Coral Gables Senior High School to the firm of Mateu Carreno Rizo & Partners.

Negotiations with Mateu Carreno Rizo & Partners for providing design criteria professional services for S/S "VVV" at Coral Gables Senior High School have been successfully completed.

The negotiated lump sum basic fee is \$240,500 for an estimated construction cost of \$7,198,160. The fee represents approximately 3.34% of the construction cost.

Additional lump sum fees were negotiated for the following services: a) \$10,000 for Utilities Verification/Master Planning b) \$12,000 for traffic engineering; c) \$10,000 for a food service consultant, d) \$16,000 for reproduction of Board requested contract documents and e) \$ 7,000 for layout and coordination of all furniture, fixture and equipment.

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

	<u>S/S "VV"</u>
System/Utilities Verification/Master Plan	\$ 10,000
Schematic Design (Phase I)	\$ 52,500
Design criteria package	\$ 40,621
Bidding/award services	\$ 11,176
Design-Builder's design and construction documents review	\$ 37,921
Construction administration services	<u>\$ 88,282</u>
TOTAL FEE	\$240,500

At the Board's option, the DCP will provide 90 site visits for a fee of \$22,500 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 \$26,362.

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 Mateu Carreno Rizo & Partners are Roney Mateu, Alberto Carreno and Armando Rizo. The firm is located at 232 Minorca Avenue, Miami, Florida.

#### Site Waivers

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 Coral Gables Senior/State School "VV" is necessary, since S/S "V V V" will be located at the existing site of Coral Gables Senior High School located at 450 Bird Road. The existing school is on a 24.60 acre site owned by the Board. In order for this site to accommodate a senior high school with a combined survey recommended capacity of 2,979 (excluding relocatable capacity), a site exception must be approved. This site is currently 16.4 acres under the site size recommended by the Department of Education.

#### Preliminary scope of work for S/S "VV" at Coral Gables Senior High School

- New construction – 54,568 square feet building area to house 830 student stations
- 27 general classrooms
- One vocational lab
- One interior Dining
- One exterior covered patio (dining)
- One kitchen/serving area
- One partial administrative suite
- One partial student personnel suite

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida commission the firm of Mateu Carreno Rizo & Partners as design criteria professional (DCP) for State School "VVV" a prototype at Coral Gables Senior High School, and site waiver, for the following considerations:

- 1) a lump sum basic fee of \$240,500 which represents approximately 3.34% of the construction cost;
- 2) additional lump sum fees were negotiated for the following consulting services: a) \$10,000 for utilities verification/master planning b) \$12,000 for traffic engineering; c) \$10,000 for a food service consultant; d) \$16,000 for reproduction of Board requested contract documents and e) \$7,000 for layout and coordination of all furniture, fixture and equipment;
- 3) at the Board's option, the DCP will provide 90 site visits for a fee of \$ 22,500 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 \$26,362;
- 6) approve the exception to the existing site size for Coral Gables Senior/State School "VVV"; 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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