

Business Operations  
Suzanne A. Marshall, Administrative Director

**SUBJECT: COMMISSIONING OF SANTOS/RAIMUNDEZ ARCHITECTS, P.A.,  
AS DESIGN CRITERIA PROFESSIONAL (DCP) FOR THE  
ADDITION PROJECT AT SOUTH MIAMI SENIOR HIGH SCHOOL  
PROJECT NO. A0747**

**COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION**

Staff has completed the selection process for Design Criteria Professionals (DCP) to provide design criteria services for the addition projects at three (3) schools.

Twenty-six (26) firms applied, and on July 17, 2002, the Selection Committee interviewed the following fourteen (14) firms:

- Brown & Brown Architects (Miami, FL)
- Gilli McGraw Architects, L.L.P (Miami, FL)
- Johnson Associates Architects, Inc. (Miami, FL)
- KVH Architects (Miami, FL)
- Laura M. Perez & Associates (Miami, FL)
- M.C. Harry & Associates, Inc. (Miami, FL)
- Mateu Carreno Rizo & Partners (Coral Gables, FL)
- Post Buckley Schuh & Jernigan (Miami, FL)
- Reynolds, Smith & Hills, Inc. (Miami, FL)
- Santos Raimundez Architects, P.A. (Miami, FL)
- Silva Architects (Miami, FL)
- Spillis Candela DMJM (Coral Gables, FL)
- The Architectural Partnership, Inc. (Miami, FL)
- Zyscovich Inc. (Miami, FL)

Of the above, the firms of Santos/Raimundez Architects, P.A., Spillis Candela & Partners, Inc., and Reynolds, Smith & Hills, Inc., were the three highest ranked firms. The first ranked firm, Santos/Raimundez Architects, P.A., has been assigned to the addition project at South Miami Senior High School.

Negotiations with the firm of Santos/Raimundez Architects, P.A., to provide design criteria professional services for the addition project 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:

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

Preliminary scope of work for the addition project 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

**Fund Source**

Fund 0303 –Impact Fees SW  
 Program 2693 – South Miami Senior Project  
 Location 7721

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission the firm of Santos/Raimundez Architects, P.A. as Design Criteria Professional (DCP) for the addition project at South Miami Senior High School, Project No. A0747, for the following consideration:

- 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; and
- 5) 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.

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