

Business Operations  
J.E. Surash, P.E., Chief Business Officer

**SUBJECT: COMMISSIONING OF SANTOS/RAIMUNDEZ ARCHITECTS, P.A., AS DESIGN CRITERIA PROFESSIONAL (DCP) FOR THE PROTOTYPE ADDITION PROJECTS AT MIAMI KILLIAN SENIOR HIGH AND SOUTHWEST MIAMI SENIOR HIGH SCHOOLS PROJECTS NO. A0855 AND A0854**

**COMMITTEE: FACILITIES MANAGEMENT**

The firm of Santos/Raimundez Architects, P.A. (Santos/Raimundez) was selected on December 3, 2001, as Design Criteria Professional (DCP) to prepare design criteria packages for prototypical facilities.

The Planning Group has assigned the preparation of a design criteria package for a prototypical three-story high school addition to Santos/Raimundez. The prototype addition will be designed for Miami Killian Senior High (Killian Senior) and re-used at the Southwest Miami Senior High (Southwest Senior) school site.

Negotiations with Santos/Raimundez have been successfully completed.

Killian Senior (Project No. A0855):

The negotiated lump sum basic services fee for the prototype design criteria package to be built at Killian Senior is \$315,600 for an estimated construction cost of \$8,390,615. The fee represents 3.76% of the construction cost. A summary of the negotiated basic services fee is as follows:

• System/Utilities Verification	\$ 6,500
• Phase I	\$ 70,000
• Design Criteria Package	\$ 46,550
• Bidding/Award Services	\$ 15,500
• Review of Design-Builder's Construction Documents	\$ 46,550
• Construction Administration Services	<u>\$130,500</u>
<b>TOTAL BASIC SERVICES FEE</b>	<b>\$315,600</b>

Additional fees were also negotiated for the following services:

- At the Board's option, the DCP will provide up to 85 site visits during construction of the project at a fee of \$250/visit.
- A not-to-exceed fee of \$15,000 for a traffic engineering study.
- A not-to-exceed fee of \$10,500 for a food services consultant.
- A fee of \$12,000 for layout and coordination of all furniture, fixture and equipment.
- The Board shall reimburse the DCP for reproduction of all required contract documents (estimated at \$16,000).
- At the Board's option, the DCP shall be paid a not-to-exceed fee of \$55,000 for threshold inspections.
- At the Board's option, the DCP shall procure a \$1.0 million project-specific Professional Liability Insurance policy, for which the DCP shall be reimbursed a maximum of \$30,000.

Other terms and conditions were negotiated as follows:

- The DCP has agreed to an accelerated completion date for this project, which is being funded by Certificates of Participation.
- The DCP has agreed to a re-use fee of \$5,000.
- The multiplier for hourly compensation is limited to 2.45 for extra work.
- The DCP principals' rate shall be set at \$100/hour.

The preliminary scope of work for the Killian Senior addition includes the following:

- A new three-story prototype addition to house 875 student stations, dining and kitchen serving areas, and covered patio (a total of approximately 60,422 square feet).
- Covered walkway to connect the proposed addition to the existing facility.
- New parent drop-off; additional staff and student parking.

The funding source for this project is as follows:

Fund	0397
Object	5630
Location	7361
Program	2660
Function	7400

Southwest Senior (Project No. A0854):

In order to re-use the prototype addition designed for Killian Senior, the DCP will adapt the design criteria package for the Southwest Senior school site. The negotiated lump sum basic services fee for the prototype addition to be built at Southwest Senior is \$273,550 for an estimated construction cost of \$8,359,971. The fee represents 3.27% of the construction cost. A summary of the negotiated basic services fee is as follows:

• Re-use Fee	\$ 5,000
• System/Utilities Verification	\$ 6,500
• Phase I (includes site adaptation and building modifications)	\$ 65,000
• Design Criteria Package	\$ 10,000
• Bidding/Award Services	\$ 10,000
• Review of Design-Builder's Construction Documents	\$ 46,550
• Construction Administration	<u>\$130,500</u>
TOTAL BASIC SERVICES FEE	\$273,550

Additional fees were also negotiated for the following services:

- At the Board's option, the DCP will provide up to 85 site visits during construction of the project at a fee of \$250/visit.
- A not-to-exceed fee of \$15,000 for a traffic engineering study.
- A fee of \$6,000 for layout and coordination of all furniture, fixture and equipment.
- The Board shall reimburse the DCP for reproduction of all required contract documents (estimated at \$16,000).
- At the Board's option, the DCP shall be paid a not-to-exceed fee of \$55,000 for threshold inspections.
- At the Board's option, the DCP shall procure a \$1.0 million project-specific Professional Liability Insurance policy, for which the DCP shall be reimbursed a maximum of \$30,000.

Other terms and conditions were negotiated as follows:

- The DCP has agreed to an accelerated completion date for this project, which is also funded by Certificates of Participation.
- The multiplier for hourly compensation is limited to 2.45 for extra work.
- The DCP principals' rate shall be set at \$100/hour.

The preliminary scope of work for the Southwest Senior addition includes the following:

- A new three-story prototype addition to house 874 student stations, dining and kitchen serving areas, and business education lab (a total of approximately 56,871 square feet).
- Covered walkway to connect the proposed addition to the existing facility.
- New parent drop-off; additional staff and student parking.

The funding source for this project is as follows:

Fund	0397
Object	5630
Location	7741
Program	2699
Function	7400

The principals/owners for Santos/Raimundez are Ernesto Santos and Pedro Raimundez. The firm is located at 3134 Coral Way, Miami, Florida.

**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 prototype addition projects at Miami Killian Senior High (Project No. A0855) and Southwest Miami Senior High (Project No. A0854) schools, under the terms and conditions listed above.

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