

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

**SUBJECT: COMMISSIONING OF RIZO, CARRENO AND PARTNERS, INC.,  
AS PROJECT ARCHITECT FOR STATE SCHOOL "SSS" AT  
MIAMI JACKSON SENIOR HIGH SCHOOL (REPLACEMENT)  
PROJECT NO. A0799**

**COMMITTEE: FACILITIES MANAGEMENT**

The firm of Rizo, Carreno and Partners, Inc. (Rizo Carreno) was selected on November 4, 2002, as project architect (A/E) for the State School "SSS" at Miami Jackson Senior High School (Replacement) project. On January 15, 2003, the Board commissioned Rizo Carreno to develop a program, evaluate the scope, budget and project schedule, and prepare a master plan for this project.

Following completion of the initial programming and master plan phase, staff proceeded to negotiate with Rizo Carreno to provide architectural/engineering services for the design and construction phases of this project. Negotiations with Rizo Carreno have now been successfully completed.

#### PROJECT SUMMARY

In order to upgrade the Miami Jackson Senior High School facility to meet current educational facilities standards, a new replacement school is slated to be built at the same site. The new school will consist of a total of 2,828 student stations and will be built in accordance with the District's current prototypical high school facilities list and educational specifications.

Based primarily on the results of a Castaldi Study requisitioned by staff, only two of the existing school buildings (i.e., the Science and Music Buildings) are scheduled to remain as part of the new campus plan. These two buildings currently house 269 student stations that will be incorporated to the new school. However, the proposed renovation of these buildings is currently not being funded under this project.

The entire scope of work for this project includes the following:

- A new senior high school facility, consisting of approximately 269,099 square feet of new construction, that will provide 2,559 new student stations.
- New athletic facilities shall include a football field, track and field facilities, a softball field, four basketball courts and racquetball courts.
- Demolition of all existing facilities, with the exception of the Science and Music Buildings, extensive on-site and off-site improvements, relocation of portables and

- utilities, new fire hydrants, parking lots, parent drop-off, bus drop-off lane, service drive, fencing, paving for sidewalks and landscaping.
- The new school will be designed to withstand high wind forces, in accordance with the Florida Building Code, and therefore shall also serve as an Enhanced Hurricane Protection Area (EHPA shelter) for the community.
- In addition to providing the daytime students with a state of the art facility, the new school will also serve to provide the community with essential vocational programs.

### CONSTRUCTION PHASING

In order to maintain and minimize disruption of the on-going school operations, the construction work will be done in several phases. The firm of James B. Pirtle Construction Company, Inc., was selected on November 21, 2002, as the Construction Manager (CM) for this project to be performed via the CM @ Risk method. Occupancy of the new buildings is scheduled for May 2007, with completion of the entire project due on March 2008.

### BASIC TERMS AND CONDITIONS

The negotiated lump sum fee for the A/E's basic services, including design and construction administration, is \$2,340,001, with an estimated construction cost of \$38,607,898. The fee represents approximately 6.06% of the construction cost. The fee will be broken down as follows:

- Phase 1  
A/E Fee: \$63,860  
Estimated Construction Cost: \$672,211
- Phases 2-5  
A/E Fee: \$2,276,141  
Estimated Construction Cost: \$37,935,687

A lump sum fee was also negotiated for the A/E's basic services, including design and construction administration, for the proposed renovations of the existing Science and Music Buildings. A funding source for these renovations has yet to be identified. The negotiated fee is as follows:

- Renovation of Existing Buildings  
A/E Fee: \$82,667 (approximately 8.53% of the construction cost)  
Estimated Construction Cost: \$968,893

Additional fees were also negotiated for the following services:

- At the Board's option, the A/E will provide up to 300 site visits during construction at a fee of \$250/visit.
- A not-to-exceed fee of \$30,000 for a theater/acoustical consultant.
- A not-to-exceed fee of \$20,000 for a food services consultant.

- At the Board's option, the A/E shall provide a full-time on-site representative as needed during construction at a not-to-exceed rate of \$8,500/month.
- At the Board's option, the A/E shall provide threshold inspections for a not-to-exceed fee of \$125,000.

Other terms and conditions were negotiated as follows:

- The multiplier for hourly compensation is limited to 2.45 for extra work.
- The A/E principals' rate is set at \$125/hour.
- The Board shall reimburse the A/E for the cost of reproducing Board requested contract documents.
- At the Board's option, the A/E shall procure a Project Specific insurance policy of up to \$5 million (the actual cost of which shall be reimbursed by the Board at a not to exceed amount of \$325,000).

The funding source for this project is as follows:

<u>Phase 1</u>		<u>Phases 2-5</u>	
Fund	0330	Fund	0397
Object	5630	Object	5630
Location	7341	Location	7341
Program	2658	Program	2658
Function	7400	Function	7400

PRIOR COMMISSIONING & PERFORMANCE EVALUATION

The Board has commissioned Rizo Carreno for the following project(s) within the last five years:

- State Schools "BB-1", "GG", "LL-1", "PP", "QQ", "RR" and "SS"  
 Date of Commission: 12-09-98  
 Total Estimated Construction Cost: \$35,974,750
- State School "VV-1"  
 Date of Commission: 05-17-00  
 Total Estimated Construction Cost: \$14,500,000

The most recent overall performance evaluation score issued by staff to Rizo Carreno was for the quarter ending July 2003. Based on a performance scale of 1-5, the firm received a score of 3.53.

PRINCIPALS

The principals of Rizo, Carreno and Partners, Inc., are Armando M. Rizo and Alberto J. Carreno. The firm is located at 232 Minorca Avenue, Coral Gables, Florida 33134.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission the firm of Rizo, Carreno and Partners, Inc., as Project Architect for State School "SSS" at Miami Jackson Senior High School (Replacement) Project No. A0799, with an estimated construction cost of \$38,607,898, under the following terms and conditions:

- 1) a lump sum basic services fee of \$2,340,001, which represents approximately 6.06% of the construction cost, broken down as follows:
  - Phase 1: \$63,860
  - Phases 2-5: \$2,276,141
- 2) an additional lump sum basic services fee of \$82,667 for the future renovation of the Science and Music Buildings, which represents 8.53% of the estimated construction cost of \$968,893, currently not funded;
- 3) the following not-to-exceed fees were also negotiated: a) \$30,000 for a theater/acoustical consultant; and b) \$20,000 for a food services consultant;
- 4) at the Board's option, the A/E will provide the following services during construction: a) up to 300 site visits at a fee of \$250/visit; b) a full-time on-site representative as needed at a not-to-exceed rate of \$8,500/month; and c) threshold inspections at a not-to-exceed fee of \$125,000;
- 5) the multiplier for hourly compensation is limited to 2.45 for extra work and the principals' rate shall be \$125/hour;
- 6) the Board shall reimburse the A/E for the cost of reproducing Board requested contract documents; and,
- 7) at the Board's option, the A/E shall procure a Project Specific insurance policy of up to \$5 million (to be reimbursed by the Board at a not-to-exceed amount of \$325,000).

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