

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT:            AUTHORITY TO AMEND AND CONVERT THE AGREEMENT WITH  
                         SPILLIS CANDELA DMJM FOR NEW SENIOR HIGH SCHOOL  
                         STATE SCHOOL "JJJ" – RELIEF FOR BARBARA GOLEMAN  
                         SENIOR HIGH SCHOOL, FROM DESIGN CRITERIA  
                         PROFESSIONAL (DCP) TO PROJECT ARCHITECT/ENGINEER  
                         (A/E)  
                         PROJECT NO. A0742**

**COMMITTEE:        FACILITIES AND CONSTRUCTION REFORM**

Introduction

On October 20, 2004, the Board commissioned the firm of Spillis Candela DMJM (Spillis Candela) as Design Criteria Professional (DCP) for new senior high school State School "JJJ". Upon completion of the design criteria package by Spillis Candela, the Design-Build firms selected for this project were given the opportunity to submit their bids. However, the only bid received by the District was significantly higher than both the allowable cost per student station and the construction budget for this project. Consequently, on May 18, 2005, the Board rejected the sole bid received by the District and authorized a change in the delivery method for this project from Design-Build to Construction Management (CM) At-Risk.

In order to proceed with the delivery of this project via CM At-Risk, the DCP agreement with Spillis Candela is being converted to Project Architect/Engineer (A/E) and thereby shall provide full architectural/engineering services. This conversion will enable the District to proceed immediately with the preparation of design development and construction documents for this project. In addition, as part of this conversion, Spillis Candela will also perform program and cost value analysis in order to identify potential cost saving measures for this project.

Negotiations with Spillis Candela to provide full architectural/engineering services for this project have been successfully completed.

Project Scope

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

- A new multi-story prototype senior high school that will be designed to house 2,850 student stations, based on the Facilities List approved by the Board on October 23, 2003 and shall utilize the "School-Within-A-School" concept.

- Extensive on-site and off-site improvements, including, but not limited to, wetlands mitigation, de-muck and fill of the entire site (including the adjacent sites for future elementary and middle schools), right-of-way improvements, traffic control devices and signalization, as well as all necessary water and sewer connections.
- Enhanced Hurricane Protection Area (EHPA shelter) improvements.

The entire project is scheduled to be completed and ready for occupancy by May 2008. **However**, the CM At-Risk firm for this project will be required to submit a Guaranteed Maximum Price (GMP) at completion of 50% construction documents; if accepted by the Board, the scheduled completion date will be accelerated by up to 3 months, with a new target completion date of February 2008.

### Terms and Conditions

The lump sum basic services fee agreed to by Spillis Candela to provide full architectural/engineering services for this project is \$2,827,760. The fee represents approximately 4.56% of the current estimated construction cost of \$62,000,000. A breakdown of the basic services fee is as follows:

• Program & Cost Value Analysis:	\$ 35,000 (New Fee)
• De-muck & Fill of Entire Site: (Design, Permitting & Construction Administration)	\$ 98,000 (New Fee)
• Phase I (Concept / Schematics)	\$160,000 (Under DCP contract)
• Phase II (Design Development) Completion of 50% Construction Documents:	\$648,500 (New Fee)
• Phase III (Construction Documents) 75% Construction Documents:	\$482,460 (New Fee)
100% Construction Documents (Final Approval):	\$482,460 (New Fee)
• GMP Evaluation, Analysis & Award:	\$ 60,080 (New Fee)
• Construction Administration Services:	\$772,160 (Revised Fee)
• Punchlist / Closeout Services:	\$ 74,100 (Revised Fee)
• Warranty Services	\$ <u>15,000</u> (Revised Fee)
<b>TOTAL BASIC SERVICES FEE</b>	<b>\$2,827,760</b>

In addition to the above, the following services, to be utilized at the option of the Board's designee, were also negotiated:

- A lump sum fee of \$100,000 for the design, permitting by applicable agencies, and construction administration needed for all off-site improvements including, but not limited to, roadways, water and sewer connections, traffic devices and signalization.
- The A/E and its sub-consultants will provide up to 260 site visits during construction at a fee of \$275/visit.
- A not-to-exceed fee of \$50,000 for traffic engineering services (revised fee).
- A not-to-exceed fee of \$12,000 for a food services consultant (under the DCP contract).
- A not-to-exceed fee of \$5,000 for an acoustical services consultant (under the DCP contract).
- The A/E shall provide a full-time on-site representative during construction, as needed, at a not-to-exceed monthly rate of \$5,420/month times a 1.70 multiplier (estimated at a maximum of \$239,564 over a 26-month period).
- The A/E shall provide a full-time on-site administrative clerk during construction, as needed, at a not-to-exceed rate of \$2,000/month times a 1.70 multiplier (estimated at a maximum of \$88,400 over a 26-month period).
- A not-to-exceed fee of \$120,000 for threshold inspections, if requested by the Board, during construction.

Other terms and conditions were negotiated as follows:

- A lump sum fee of \$140,000 for design criteria services rendered under the DCP contract.
- A not-to-exceed fee of \$38,500 for bidding and award services rendered under the DCP contract.
- A future fee of \$5,000 for any re-use and adaptation of the A/E's design documents, if approved by the Board, at another school site.
- The multiplier for hourly compensation is limited to 2.45 for extra work.
- The A/E principals' rate is set at \$105/hour.
- The Board shall reimburse the A/E for the direct cost of procuring a Project Specific Professional Liability Insurance policy of a maximum of \$5.0 million (the actual limits of coverage to be determined by the Board's designee) with a not-to-exceed deductible of \$50,000.
- The Board shall reimburse the A/E for the cost of reproducing Board requested contract documents on a direct cost basis.
- The agreement provides for termination by the Board, with or without cause, upon thirty (30) days written notice to the A/E; whereas, the A/E may terminate the agreement, with cause only, upon thirty (30) days written notice to the Board.

Spillis Candela has accepted the terms and conditions of the A/E agreement for this project.

Spillis Candela is a subsidiary of Daniel, Mann, Johnson & Mendenhall (DMJM), which in turn is a subsidiary of AECOM, a 100% employee owned company. Spillis Candela is located at 800 Douglas Entrance, Coral Gables, Florida 33134.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the amendment and conversion of the agreement with Spillis Candela DMJM for New Senior High School, State School "JJJ" – Relief for Barbara Goleman Senior High School - Project No. A0742, from Design Criteria Professional (DCP) to Project Architect/Engineer (A/E), as follows:

- 1) a lump sum basic services fee of \$2,827,760, to provide full architectural/engineering services for this project, which represents approximately 4.56% of the current estimated construction cost of \$62,000,000; and,
- 2) other terms and conditions as set forth in the body of this agenda item.

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