

Office of School Facilities
Jaime G. Torrens, Temporary Chief Facilities Officer

SUBJECT: COMMISSIONING OF SANTOS RAIMUNDEZ, AS ARCHITECT/ENGINEER OF RECORD FOR AN ADDITION AND RENOVATIONS AT G. HOLMES BRADDOCK SENIOR HIGH SCHOOL, PROJECT NO. 00140800

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Introduction

In February 2006, a solicitation was issued for one (or more) Architect/Engineer (A/E) firms to provide architectural/engineering services for the Facilities Work Program through FY 08-09, for New Schools, Additions, and Remodeling & Renovation Projects. Three categories were identified for the solicitation: Category A - projects with construction cost estimates greater than \$15 million; Category B - projects with construction cost estimates between \$5 million and \$15 million; and Category C - projects with an estimated construction cost less than \$5 million.

The final ranking for Category B is as follows:

<u>Ranking</u>	<u>Firm</u>
1	Wolfberg Alvarez & Partners
2	Gili-McGraw Architects, L.L.P.
3	Brown & Brown Architects, Inc.
4	Laura M. Perez & Associates, Inc.
5	Architects International, Inc.
6	Santos Raimundez Architects, P.A.
7	The Architectural Partnership, Inc.
8	Forbes Architects, Inc.
9	Corzo Castella Carballo Thompson Salman, P.A.
10	R. J. Heisenbottle Architects, P.A.
11	Palenzuela & Hevia Design Group, Inc.
12	Rodriguez Peterson & Porras Architects, Inc.

Project Assignment

After careful evaluation of several options, staff believes it would be in the best interest of the Board to assign Santos Raimundez Architects, PA (SRA), as A/E of Record for an addition and renovations at G. Holmes Braddock Senior, Project No: 00140800. SRA was the Design Criteria Professional for Southwest Miami and Miami Killian Senior High Schools, where the space requirements and building design were almost identical to the referenced project, and the District benefits by a reduction of professional services fees and design time.

Negotiations with SRA have been successfully concluded as follows:

Project Scope

The Pre-program Package prepared by MDCPS' Office of Advanced Planning, dated March 22, 2007 (and up-dated May 8, 2007), includes, but is not limited to, the following Scope of Work:

- **Addition:** Construction of a new three-story classroom building (with three self-contained ESE classrooms on the first floor, general purpose and science classrooms, two computer labs, a resource room, and office area), approximately 53,000 square feet, to house approx. 990 student stations. The addition shall be designed to contain an Enhanced Hurricane Protection Area, (unless waived) and to receive LEED Certification.
- **Site:** Corrections to existing parking, parent and bus drop-off areas; new covered dining area, covered walkways, and bus drop-off; all on-site and off-site improvements and utility connections; and
- **Renovations:** Replacement of HVAC controls (and repair or replacement of chiller, cooling tower and pump, as required);

Construction Budget: \$13,000,000 New Construction / \$3,500,000 Renovations

The A/E shall provide a Program Validation/System Assessment Report, which, when completed and approved by MDCPS, may include the following additional items in the project's Scope of Work, if within the budget:

- **Renovations:** Major Paint (interior/exterior) campus-wide; Re-surface basketball courts; replacement of, or repairs to 1) Automatic Fire Suppression system, 2) intrusion alarm system, 3) Public Address system, and 4) fire alarm system; provide emergency generator;

- Remodeling: Building 01, FISH #021 - provide new door, and FISH #060 - convert from Student Activities to Classroom; Building 08, FISH #197A (Dark Room) and #197B (Materials Storage) - remove divider wall.

The A/E has agreed to the following document submittal schedule:

- Program Validation/System Assessment Report: Due by July 16, 2007
- Phase I – Schematic Design: Due by August 15, 2007
- Phase II/III – Construction Documents (100% complete): Due by November 15, 2007

Construction duration is estimated at approx. 13 months (or 390 days), with the following target milestone dates:

- GMP Award: February 2008
- Substantial completion: March 2009
- Occupancy: May 2009

Construction of the project will be executed using the Construction Management (CM) at-Risk delivery method. The selected CM at-Risk firm may be required to submit multiple Guaranteed Maximum Price Proposals (GMPs) for the project. If accepted by staff, the negotiated GMP(s) will be submitted to the Board for approval.

Terms & Conditions

A. Basic Services Fee:

The total negotiated lump sum fee for Basic Services is \$999,000, and was calculated as follows:

- \$710,000 Basic Services Fee for the Addition (approx. 5.46% of the construction budget, \$13,000,000); plus
- \$289,000 Basic Services Fee for Renovations (approx. 8.25% of the construction budget, \$3,500,000)

The total Basic Services Fee represents approximately 6.05% of the combined construction budget, \$16,500,000, and includes and all required services and consultants, and all furniture, fixture and equipment layouts and coordination. Basic Services fees shall be paid based on the completion of the following phases:

BASIC SERVICES:		%Fee	FEES:
Phase I	Schematic Design	15%	\$ 149,850
Phase II/III	Construction Documents, 50% complete	25%	\$ 249,750
Phase II/III	Construction Documents, 100% complete/approved	25%	\$ 249,750
Phase IV	Bid/Award	5%	\$ 49,950
Phase V	Construction Administration (to Substantial Completion)	25%	\$ 249,750
Phase V	Construction Administration (Punch List and Close Out)	4%	\$ 39,960
Phase VI	Warranty	1%	\$ 9,990
SUB-TOTAL BASIC SERVICES FEES:		100%	\$ 999,000

B. Supporting Services Fees

1. Program Validation and System Assessment Report: Lump Sum \$15,000
(Includes LEED evaluation)

The following services require prior written authorization by the Board-designee:

2. Additional Site Visits:
The A/E and Designated Specialists will provide up to 150 additional site visits during construction at a flat fee of \$275/visit (150 site visits x \$275/visit), total fees: Not-to-exceed \$41,250
3. Threshold Inspection Fees:
Fees for threshold Inspections will include all required inspections, reports, and certifications at a flat fee of \$300/inspection (up to 150 inspections at \$300 each), total fees: Not-to-exceed \$45,000
4. Insurance Premium Reimbursement:
(Unless otherwise instructed by MDCPS' Office of Risk Management, the A/E shall obtain a Project Specific Professional Liability insurance policy in the amount of \$1,000,000, (\$50,000 Deductible) the premium for which, if acceptable to the Board, will be reimbursed on a direct cost basis): Not-to-exceed \$ 65,000

TOTAL SUPPORTING SERVICES FEES: Not-to-exceed \$166,250

C. Other Terms and Conditions

- A/E-requested testing shall be arranged and paid for by the Board; specialized testing, pre-approved by the Board, but not available through the Board, shall be reimbursed by the Board on a direct cost basis;
- A re-use fee of \$355,000 (i.e. 50% of the Basic Services fee, \$710,000, Addition only) for the three-story addition for any future re-use and adaptation of the A/E's design documents and construction administration, if approved by the Board, at another site. The re-use fee includes all A/E services and consultants required to complete the project;
- The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the A/E Agreement;
- The Principals' rates are set at \$150/hour for the Architect, and \$150/hour for the Designated Specialists, for Board-authorized additional services;
- The provisional multiplier for hourly compensation is limited to 2.45 for any additional services approved by the Board;
- The A/E shall maintain no less than a \$1 million professional liability insurance policy with a maximum deductible of \$25,000;
- The Agreement may be terminated 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; and
- The A/E has agreed to the time-sensitive schedule and the terms and conditions of the Agreement, and will commence services upon Board commissioning.

Project Fund

Fund: 0300 Object: 5600 Location: 7051 Program: 1512 Function: 7400

Prior Commissioning & Performance Evaluation

The Board has not commissioned SRA for any projects within the last three years.

The most recent overall performance evaluation score issued by staff to SRA was for the quarter ending March 31, 2007. Based on a scale of 1-5, the firm received an average score of 3.95 for A/E Services.

Principals

The Principal(s)/Owner(s) designated to be directly responsible to the Board for Santos Raimundez Architects, PA are Ernesto L. Santos and Pedro A. Raimundez. The firm is located at 3134 Coral Way, Miami, Florida 33145.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Santos Raimundez Architects, PA, as Architect/Engineer of Record for an Addition and Renovations at G. Holmes Braddock Senior High School, Project No. 00140800, as follows:

- 1) a lump sum fee of \$999,000 for A/E Basic Services; and
- 2) the Project Scope and all the Terms and Conditions as set forth in the body of the agenda item.

NAD:SGG:sgg