

Office of Superintendent of Schools
Board Meeting of July 11, 2007

July 9, 2006

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

SUBJECT: AMEND THE AGREEMENT WITH RODRIGUEZ & QUIROGA, ARCHITECTS CHARTERED, AS ARCHITECT/ENGINEER OF RECORD FOR NEW ADDITIONS, REMODELING AND RENOVATIONS (PHASES II, III & IV) AT MIAMI CENTRAL SENIOR HIGH SCHOOL PROJECT NO. A01013 (01, 02 & 03)

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Introduction

On April 18, 2006, the Board commissioned Rodriguez & Quiroga, Architects Chartered (R&Q), as Architect/Engineer of Record for New Additions, Remodeling and Renovations (Phases II, III, and IV) at Miami Central Senior High School, Project No. A01013 (01, 02, & 03).

Phase II is currently under construction (with the exception of the New Administration & Classroom Building #2), and Phase III is scheduled to begin construction by September 2007. Phase III originally contemplated the partial demolition and complete remodeling/renovation of the waffle slab structure (composed of buildings 04, 05, 06, 07, 08, and 09). After extensive analysis, both the A/E and staff determined that it would not be cost effective or in the best interest of the District to remodel/renovate the waffle slab structure.

Pursuant to that decision, the demolition of the waffle slab structure in its entirety and the addition of one (or two) new replacement building(s) were made a part of Phase IV. Therefore the scope of services for the A/E increased, requiring adjustments to the professional fees.

Negotiations with R&Q have been successfully concluded as follows:

Project Scope / Status

Phase II

- Status – Construction Phase (except new Building #2)
- Occupancy New Cafeteria, December 2007
- Occupancy Gym/Locker Rooms, April 2008

**REPLACEMENT
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For GMP #2 – 100% complete Construction Documents: due by April 15, 2008 and
GMP Award by June 2008

- Other Project Target Dates:
 - Substantial Completion by June 2009
 - Occupancy by August 2009

Terms & Conditions

A. A Lump Sum Basic Services fee of \$1,111,500 was negotiated for the new classroom/lab building(s) added to the scope of Phase IV. This fee represents 6.5% of the estimated construction cost, \$17,100,000, and includes all required services and consultants. A re-use fee of \$ 555,750 (or 50% of the Basic Services Fee) was also negotiated, and includes site adaptation, all services for bid/award, construction administration, warranty, and all required consultants.

Basic Services fees shall be paid based on completion of the following phases:

BASIC SERVICES FEE PAYMENT SCHEDULE		
PHASE DESCRIPTION	% of total fee	\$ Amount
1. Schematic Design:	10%	\$ 111,150
2. a) Construction Documents, 50% or more complete, for GMP #1:	30%	\$ 333,450
b) Construction Documents, 100% complete/approved:	25%	\$ 277,875
3. Bid/Award:	5%	\$ 55,575
4. Construction Administration:		
a) through Substantial Completion: (may invoice monthly)	25%	\$ 277,875
b) Close-Out/Punch List:	4%	\$ 44,460
5. Warranty/Post Occupancy:	1%	\$ 11,115
TOTAL BASIC SERVICES FEE:		\$1,111,500

B. The net increase to the original Total Basic Services Fee is \$651,094, calculated as follows:

○ Original Basic Services Fee (Phase II, III, and IV)	\$2,768,764
○ Credit to MDCPS for Scope deleted from Phase III	(\$ 460,406)
○ Lump Sum Basic Services Fee for added Scope in Phase IV	<u>\$1,111,500</u>
Revised Total Basic Services for all Phases:	\$3,419,858

C. Other Supporting Services:

- On-site Project Representative Fee:
For extended construction duration of two months
(Under the same terms and conditions as the A/E
Agreement dated 4-18-06), Add: Not-to-exceed \$18,000
- Additional Insurance Premium reimbursement:
The A/E shall submit to MDCPS' Department of Risk
Management, a revised Project Specific Policy to include
coverage for the Revised Scope of Work, Add: Not-to-exceed \$40,000

All Other Terms and Conditions of the original Agreement shall remain the same.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, amend the Agreement with Rodriguez & Quiroga, Architects Chartered, as Architect/Engineer of Record for New Additions, Remodeling and Renovations (Phases II, III, and IV) at Miami Central Senior High School, Project No. A01013 (01, 02 and 03), as follows:

- 1) A net increase of \$651,094 for A/E Basic Services;
- 2) Additional not-to-exceed \$18,000 for the A/E's on-site representative for two months of extended construction duration;
- 3) Additional not-to-exceed \$40,000 for adjusted insurance premium reimbursement; and
- 4) the revised Project Scope and all the Terms and Conditions as set forth in the body of the agenda item and the original A/E Agreement dated April 18, 2006.

NAD:SGG:sgg