

Office of School Facilities
Jaime Torrens, Temporary Chief Facilities Officer

SUBJECT: AUTHORIZATION TO AMEND THE AGREEMENT WITH ELEMENTS, LLC, AS ARCHITECT/ENGINEER OF RECORD FOR DEFERRED MAINTENANCE PACKAGE #25, RENOVATIONS, MAINTENANCE AND REPAIRS AT CORAL GABLES SENIOR HIGH SCHOOL, PROJECT NO. 00266200

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Introduction

On September 13, 2006, the Board commissioned Elements, LLC, (Elements) as Architect/Engineer of Record for Deferred Maintenance Package #25, Renovations, Maintenance and Repairs at Coral Gables Senior High School, Project No. 00266200.

The original project scope included campus-wide HVAC replacements, ADA deficiency corrections, athletic field restoration, and other miscellaneous deficiency corrections, with an estimated construction cost of \$4 million. As a result of the detailed scope validation, the scope was adjusted and the construction cost estimate was revised to approximately \$6 million. Staff subsequently authorized the A/E to proceed with Phase II/III Construction Documents for the full project scope (\$6million).

In July, 2008, the entire project was put on hold due to budget concerns. The Phase II/III Construction Documents were submitted to M-DCPS, reviewed by staff, and deemed to be 50% complete.

On December 2, 2008, staff informed Elements that the project Scope would have to be substantially revised and reduced. In the ensuing negotiations with Elements, A/E fees for the original project were adjusted to more accurately reflect the revised increased scope of services, and A/E fees for the new and surviving scope were successfully concluded as follows:

Revised Project Scope

- I. ADA-deficiency corrections include, but are not limited to:
 - Surviving Scope: modifications to cabinets, science tables; new drinking fountains and door hardware; ramps. Signage;
 - New Scope: addition of three, single-occupant toilet rooms.

- II. Replacement of Fire Alarm and PA systems, campus-wide
- III. New Stage Lighting

Revised Construction Budget: \$1,800,000

Revised Project Schedule

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

1. Surviving Scope - ADA deficiency corrections:
 Phase II/III Construction Documents – 100% complete, due 45 days after scope sign-off by M-DCPS and includes removal from CDs of original scope no longer in project: August 3, 2009

2. New Scope – Fire Alarm and PA systems, stage lighting, three ADA single occupant toilet rooms:
 - a) Phase II/III Construction Documents – 50% complete, due by: August 3, 2009

 - b) Phase II/III Construction Documents – 100% complete, due by: September 17, 2009

Construction of the project will be executed using the Construction Management (CM) at-Risk delivery method. The CM at-Risk firm will be required to submit a Guaranteed Maximum Price (GMP) proposal for the project. If accepted by staff, the negotiated GMP will be submitted to the Board for approval. The GMP award is anticipated for November 2009 with construction completion approximately November 2010.

Terms & Conditions

Fees for Basic Services have been revised to reflect the new project scope as follows:

FEE SCHEDULE – TASK DESCRIPTION	Original commission 9/13/06	Re-negotiated Services 3/5/09
A. Basic Services Fee:	\$ 345,950	\$ 155,158
B. New ADA Scope: 3 single occupant toilet rooms	\$0	\$ 30,000
C. New Renovations Scope: Replace FA and PA systems; campus-wide; new stage lighting	\$0	\$ 110,000
Basic Services Fee(s):		
Grand Total (A+B+C):	\$ 345,950	\$ 295,158

The net decrease for Basic Services was calculated as follows:

Original Basic Services Fee:	\$ 345,950
Revised Basic Services Fees:	<u>\$ 295,158</u>
Net Decrease:	\$ 50,792

Revised Supporting Services Fees

The original commissioning included Traffic Consultant Services fees not-to-exceed \$12,000. Because the Parent Drop-off was excluded from the project, these funds are no longer required.

Other Terms and Conditions

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 Elements, LLC, as Architect/Engineer of Record for Deferred Maintenance Package #25, Renovations, Maintenance and Repairs at Coral Gables Senior High School, Project No. 00266200, as follows:

- 1) A net decrease of \$50,792 for A/E Basic Services; and
- 2) the revised Project Scope and Schedule and all other terms and conditions as set forth in the body of the agenda item and the original A/E Agreement dated September 13, 2006.

NAD:SGG:sgg