

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

SUBJECT: COMMISSIONING OF RIZO CARREÑO & PARTNERS, INC., AS ARCHITECT/ENGINEER OF RECORD FOR PARTIAL SCHOOL REPLACEMENT AT MIAMI NORLAND SENIOR HIGH SCHOOL, LOCATED AT 1050 NW 195TH STREET, MIAMI GARDENS, FLORIDA 33169, PROJECT NO. 00223200

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Introduction

In April 2012, a solicitation was issued for an Architectural/Engineering (A/E) firm to provide programming, master plan and phasing plans, and at the option of the Board, full architectural/engineering design and construction administration services for the partial school replacement at Miami Norland Senior High School. Ten firms applied, one firm was disqualified, and the remaining nine firms were evaluated and short-listed. Subsequently, one firm withdrew from the selection process prior to the interviews (SBLM, PC). On June 22, 2012 the remaining eight firms were interviewed and ranked by the Selection Committee as follows:

<u>Rank</u>	<u>Firm</u>
1	Rizo Carreño & Partners, Inc.*
2	Silva Architects, LLC*
3	MC Harry & Associates, Inc.
4	Wolfberg Alvarez & Partners, Inc.*
5	Zyscovich, Inc.
6	AECOM Technical Services, Inc.
7	CSA Central, Inc.*
8	R. E. Chisholm Architects, Inc.*

*Holds a current M-DCPS M/WBE certificate.

The Selection Committee was composed of the following individuals:

<u>Committee Members</u>	<u>Representing</u>
Brandon DeCaro, Director, Capital Projects, City of Miami Gardens, Florida	Office of the Superintendent

Committee Members

Raul Perez, Executive Director
Silvia Gonzalez, Architect
Erick Laventure, Executive Director
Sharon Grau-Kramer, Assistant Director

Representing

M-DCPS Office of School Facilities
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M-DCPS Office of School Facilities
M-DCPS A/E Selection & Negotiations

Negotiations with Rizo Carreño & Partners, Inc. (RC&P) have been successfully concluded and the firm has agreed to provide full A/E services, as follows:

Project Description and Scope

- Existing Campus:

The original school was constructed in 1958 and currently consists of 15 buildings (including a recently built gym and existing gym remodeled into classrooms), sports fields, courts, parking, fully developed site and various additions built between 1964 – 2006.

- Project Scope of Work:

The Scope of Work includes, but is not limited to, phased replacement of buildings Nos. 1 through 5, Nos. 7 through 11 and No. 13 to provide a total of 1,400 student stations (in addition to the existing 280 existing student stations, which shall remain in place). The master plan shall consider and include a possible future addition to accommodate 200 additional student stations, all required on-site and off-site improvements and up-grade of MEP systems (to accommodate new and existing loads). The new building(s) shall be designed and constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system.

A/E Services

Project A/E services shall include, but are not limited to, program validation, final scope definition, master planning, detailed phasing plans, cost estimates, full design services and construction administration of one or more sectors. The A/E shall take into consideration, as part of the A/E's final scope definition and master plan, various improvements (scheduled to be included in the GOB project) and items which might be shared with the adjacent Norland Elementary School (e.g. new chiller plant capacity, food service facilities, etc.).

Sector 1 of this multi-phased replacement project may include, but is not limited to, the following: new multi-story addition(s) to provide approximately 600 student stations, all related support spaces and MEP systems, all on-site and off-site improvements, temporary parking, staging and selective/major demolition on a fully occupied school campus. Sector 2 shall include any and all remaining scope/work required to complete the overall project.

Construction Budget: \$24,000,000

Schedule of deliverables from A/E

RC&P has agreed to the following time-sensitive document submittal schedule:

- Program Validation, Final Scope Definition, Master Plan and Project Phasing Plans: No later than September 9, 2013
- Phase I – Schematic Design: November 4, 2013
- Phase II/III Construction Documents 50% complete: February 28, 2014
- Phase II/III Construction Documents 100% complete: June 22, 2014

Note: The Phase submittal due dates described above are predicated on M-DCPS' approval of the Scope Validation and Master Plan document by September 11, 2013.

The need to phase this project to minimize disruption to students and faculty during construction, the potential for unknown conditions and the fact that key infrastructure will need to be shared between the new buildings and the two buildings that will remain, all contribute to the selection of Construction Management (CM) at-Risk as the delivery method of choice. Project construction milestone dates are as follows:

- Award GMP (all Sectors) to CM at-Risk firm: October 2014
- Substantial Completion (Sector 1): September 2016
- Occupancy (Sector 1): November 2016
- Demolition Phase(s), completed: February 2017
- Substantial Completion (Sector 2): April 2017
- Occupancy (Sector 2): May 2017

(Sector 1 includes new buildings, central utility plant, major part of all existing buildings to remain, temporary facilities and parking; Sector 2 includes new athletic fields, parking and may include City of Miami Gardens park restoration in the event it is used for field activities, subject to approval of the City).

Terms & Conditions

A. Basic Services Fees:

RC&P has agreed to a lump sum fee for Basic Services of \$1,650,000 which represents approximately 6.88% of the Construction Budget of \$24,000,000. This fee includes all required services, consultants and phasing of construction documents in order to comply with the extremely aggressive project schedule, unless noted otherwise as supporting services. Basic Services fees shall be paid based on completion of the phases listed below:

BASIC SERVICES - PHASE DESCRIPTION	% OF FEE	FEE
Phase I - Schematic Design (complete/accepted by M-DCPS)	11%	\$181,500
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	30%	\$495,000
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	25%	\$412,500
Phase IV - Bid/Award	2%	\$33,000
Phase V - (A) Construction Administration	27%	\$445,500
Phase V - (B) Punch List/ Closeout	4%	\$66,000
Phase VI - Warranty/Post Occupancy	1%	\$16,500
TOTAL BASIC SERVICES FEE:	100%	\$1,650,000

B. Supporting Services Fees:

- 1) Final Scope Definition, Program Validation, Master Plan, and Project Phasing Plans, lump sum fee: \$80,000

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

- 2) Additional Site Visits: A maximum of 200 additional site visits at a flat fee of \$225/site visit, but not-to-exceed: \$45,000
- 3) Threshold Inspections: A maximum of 200 Threshold Inspections at a flat fee of \$240/inspection, but not-to-exceed: \$48,000
- 4) At the option of the Board, a full-time, senior-level, on-site representative at a monthly rate of \$8,500, or an HR (TBD) X 1.80 multiplier, or other consultant, but not-to-exceed: \$300,000
- 5) Traffic Engineering Study, at cost x 1.06%, but not-to-exceed: \$25,000
- 6) Acoustical Consultant, at cost x 1.06%, but not-to-exceed: \$20,000
- 7) Food Services Consultant, at cost x 1.06%, but not-to-exceed: \$25,000

Total Supporting Services Fees, not-to-exceed: \$543,000

C. Other Terms & 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;
- 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 \$112.50/hour for the Architect, and \$112.50/hour for the Designated Specialists, for Board-authorized additional services;
- The standard and provisional multipliers for hourly compensation are limited to 2.21 and 1.53 for any additional services approved by the Board;
- The A/E shall maintain no less than a \$2 million professional liability insurance policy with a maximum deductible of \$50,000;
- 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 Funding

Fund: 351000; Object: 563000; Location: 1738100; Program: 26630000; Function: 740000

Prior Commissionings

The Board has commissioned RC&P for the following project/term contract within the last three years:

- Bob Graham Education Center (K-8), Addition, Project No. 00731700
A/E Services
Date of Commission: 6-16-10
- Architectural/Engineering Project Consultant Services for Miscellaneous Projects up to \$2 Million Construction Cost each
A/EPC Services
Date of Commission: 12-5-12

Performance Evaluation and Principal

The most recent overall performance evaluation score issued by staff for RC&P was for the quarter ending December 2012. Based on a performance scale of 1-5 (low to high), the firm received a score of 4.10.

The Principal/Owner designated to be directly responsible to the Board for RC&P is Alberto Carreño. The firm is located at 2100 Ponce de Leon Boulevard, Suite 701, Coral Gables, Florida 33134.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Rizo Carreño & Partners, Inc., as Architect/Engineer of Record for Partial School Replacement at Miami Norland Senior High School, located at 1050 NW 195th Street, Miami Gardens, Florida 33169, Project No. 00223200, as follows:

- 1) a lump sum fee of \$1,650,000 for A/E Basic Services; and
- 2) Supporting services and fees, project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:SGK:sgk