

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

SUBJECT: COMMISSIONING OF RODRIGUEZ ARCHITECTS, INC., AS ARCHITECT/ENGINEER OF RECORD FOR NEW CLASSROOM AND PHYSICAL EDUCATION (PE) SHELTER ADDITIONS AT CORAL PARK ELEMENTARY SCHOOL, (A REUSE OF PALM SPRINGS NORTH ELEMENTARY SCHOOL NEW CLASSROOM AND PE SHELTER BUILDINGS), LOCATED AT 1225 SOUTHWEST 97 AVENUE, MIAMI, FLORIDA 33174, PROJECT NUMBER 01542800

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction

In accordance with Florida Statute 287.055, public notice requirement or utilization of the selection process is not required for reuse of existing plans from a prior project of the Board.

In August 2016, Rodriguez Architects, Inc., (RAI), was assigned a project at Palm Springs North Elementary School, under their Architectural/Engineering Projects Consultant Agreement, for a new ten-classroom building and a new PE Shelter. This new project at Coral Park Elementary School would adapt and reuse the classroom and PE Shelter buildings from Palm Springs North Elementary School.

Due to the similarity of scope and programming for Coral Park Elementary School, staff determined that the reuse of the two new buildings from the Palm Springs North Elementary School would be in the best interest of the District, by providing cost efficiencies, expedited design and construction durations, and meet an occupancy date of August 2018.

Negotiations with RAI as Architect/Engineer (A/E) of Record have been successfully concluded, as follows:

Project Scope

The reuse portion of the project includes, but is not limited to, the design adaptation and construction of a new, twelve-classroom building for primary grades 1 – 3, with a design capacity of approximately 216 student stations, and approximately 11,755 gross

square feet; and replacement of the existing PE Shelter with a new PE Shelter of approximately 2,200 gross square feet. Covered walkways to connect the new buildings to the existing buildings are also part of the re-use scope, as is the infrastructure connection to mechanical, electrical, and other systems in the existing facility.

Additional Scope, includes, but is not limited to, the following:

- New parent drop-off, with all related drives and walks;
- Phased demolition of two existing hard courts, PE Shelter (Building 9), and 8 existing portables, with site restoration, as applicable;
- Twenty new parking spaces, with connecting driveway to existing parking;
- Two new basketball courts; and
- Selective exterior painting.

The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus. New construction shall be designed and constructed to meet the US Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system.

Construction Delivery Method

The Construction Delivery Method for this project is to be determined.

Office of Economic Opportunity (OEO) Review

There are no mandatory Small Business or Micro Business Enterprise (SBE or MBE) goals applicable to this project, however, RAI has committed to the following voluntary SBE/MBE sub-consultant participation:

PRIME FIRM (RAI is certified as MBE and M/WBE)	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY	SBE OR MBE CERTIFICATION CATEGORY	VOLUNTARY (%) COMMITMENT
SUB-CONSULTANT FIRM NAME				
Louis J. Aguirre & Associates, P.A.	Electrical Engineer	HISPANIC-AMERICAN	SBE2	8%
Louis J. Aguirre & Associates, P.A.	Mechanical Engineer	HISPANIC-AMERICAN	SBE2	9%
Brill, Rodriguez, Salas & Assoc., Inc.	Structural Engineer	HISPANIC - AMERICAN	SBE1	5%
Aviño & Associates, Inc.	Civil Engineer	HISPANIC - AMERICAN	MBE	5%
Cooper Construction Management & Cons.	Estimating	AFRICAN - AMERICAN	MBE	3%
Voluntary SBE/MBE Sub-Consultant Participation Goal:				30%

Legend: SBE1 - Small Business Enterprise (Tier 1)
 SBE2 - Small Business Enterprise (Tier 2)
 MBE - Micro Business Enterprise

Construction Budget: \$3,120,000 (non-GOB-funded)

Project Schedule:

RAI has agreed to the following document submittal schedule:

- Phase I - Schematic Design: October 28, 2016
- Phase - II/III Construction Documents 50% complete: December 16, 2016
- Phase - II/III Construction Documents 100% complete: January 13, 2017

Note: The Phase submittal due dates described above are predicated on M-DCPS' approval of the Phase I submittal by November 18, 2016.

Project construction milestone dates are as follows:

- Board Award: July 2017
- Construction – (11 month duration) Substantial Completion by: June 2018
- Final Completion/Occupancy by: August 2018

Terms & Conditions

A. Reuse Basic Services Fees:

RAI has agreed to a lump sum Reuse Fee for Basic Services of \$145,000, which represents approximately 4.6% of the Construction Budget of \$3,120,000. This Reuse Basic Services Fee includes all required services and consultants for the design and preparation of construction documents, and construction administration, unless noted otherwise as Supporting Services Fees. Reuse Basic Services fees shall be paid based on completion of the following listed phases:

BASIC SERVICES - PHASE DESCRIPTION	% OF FEE	FEE
Phase I - Schematic Design (complete/accepted by M-DCPS)	10%	\$ 14,500
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25%	\$ 36,250
Phase II/III - Construction Documents, 100% (completed/accepted by M-DCPS)	13.5%	\$ 19,575
Phase II/III - Construction Documents, 100% (completed/approved for construction by the Building Code Consultant/Building Official)	13.5%	\$ 19,575
Phase IV - Bid/Award	3%	\$ 4,350
Phase V - (A) Construction Administration	30%	\$ 43,500
Phase V - (B) Punch List/ Closeout	4%	\$ 5,800
Phase VI - Warranty	1%	\$ 1,450
TOTAL BASIC SERVICES FEE:	100%	\$145,000

B. Supporting Services Fees:

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

- | | |
|---|-----------------|
| 1) Additional Site Visits: A maximum of 25 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed: | \$ 5,625 |
| 2) Traffic Study, at cost x 1.06, Not-to-Exceed: | \$ 15,000 |
| 3) Project-specific Land Survey, at cost x 1.06, Not-to-Exceed: | \$ 10,000 |
| 4) Test & Balance Services, at cost x 1.06, Not-to-Exceed: | <u>\$ 6,000</u> |

Total Supporting Services Fees, Not-to-Exceed: \$ 36,625

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 Sub-consultants' Principals, for Board-authorized additional services;
- The standard multiplier for hourly compensation is limited to 2.21 for any Additional Services approved by the Board;
- The provisional multiplier for hourly compensation is limited to 1.53 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 \$50,000; Commercial General Liability Insurance; Automobile Liability Insurance; Workers' Compensation/Employers' Liability Insurance; all as specified in the Agreement;
- 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 terms and conditions of the Agreement and will commence services upon Board commissioning.

Project Funding (non-GOB)

Fund: 379000; Object: 563000; Location: 1100100; Program: 19200000; Function: 740000

Fund: 379000; Object: 568000; Location: 1100100; Program: 19200000; Function: 740000

Prior Commissions

The Board has commissioned RAI for the following services within the last three years:

- Architect/Engineer of Record – Sheltered Market (SMBE) for Air Base K-8 Center for International Education, GOB-funded Phase 1 – Classroom Addition, Remodeling & Renovations, Project No. 01442800
A/E Services - SMBE
Date of Commission: 4/13/16
- Architect/Engineer of Record for Scott Lake Elementary School, GOB-funded Renovations and Buildings 03, 05, 06 & 10 Replacement, Project No. 01424300
A/E Services
Date of Commission: 10/14/15
- Architect/Engineer of Record –Sheltered Market (SMBE), for Mae M. Walters Elementary School, GOB-funded Renovations, Project No. 01434700
A/E Services – SMBE
Date of Commission: 9/9/15
- Architect/Engineer of Record –Sheltered Market (SMBE), for Jack D. Gordon Elementary School and Off-Site PLCs, GOB-funded Renovations, Project No. 01433900
A/E Services – SMBE
Date of Commission: 6/17/15
- Architect/Engineer of Record for Norland Elementary School, GOB-funded Renovations & PE Shelter Replacement, Project No. 01439500
A/E Services
Date of Commission: 12/10/14
- Architect/Engineer of Record for West Homestead Elementary School, GOB-funded K-8 Conversion, Project No. 01336300
A/E Services
Date of Commission: 12/10/14
- Architect/Engineer of Record for Miami Southridge Senior High School, GOB-funded Renovations Project No. 01338200
A/E Services
Date of Commission: 7/16/14

- Architectural/Engineering Projects Consultant for Miscellaneous Projects up to \$2M each for a four-year term
A/EPC Services
Date of Commission: 12/5/12 (term expires 12/4/16)

Principal

The Principal/Owner designated to be directly responsible to the Board for RAI is Ms. Lourdes Rodriguez. The firm is located at 2121 Ponce de Leon Boulevard, Suite 1010, Coral Gables, Florida 33134.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Rodriguez Architects, Inc., as Architect/Engineer of Record for New Classroom and Physical Education (PE) Shelter Additions at Coral Park Elementary School, (a reuse of Palm Springs North Elementary School New Classroom and PE Shelter Buildings), located at 1225 Southwest 97 Avenue, Miami, Florida 33174, Project Number 01542800, as follows:

- 1) a lump sum fee of \$145,000 for Reuse 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