

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: COMMISSIONING OF M.C. HARRY & ASSOCIATES, INC., AS ARCHITECT/ENGINEER TO PROVIDE PROGRAMMING SERVICES FOR RENOVATIONS AND NEW PE TRACK (PHASE I AND II) AT MIAMI CENTRAL SENIOR HIGH SCHOOL, PROJECT NO. A01013 AND DESIGN CRITERIA PROFESSIONAL SERVICES FOR QZAB REMODELING/RENOVATIONS, PROJECT NO. LP0041**

**COMMITTEE: FACILITIES MANAGEMENT**

Introduction

Staff has completed the selection process for one or more Architectural/Engineering firms to provide Architect/Engineers (A/E) services for several Capital Remodeling and Renovation projects in the Facilities Work Program FY 03-04 (as may be amended from time to time).

Of the thirty-five firms that applied, thirteen firms were short-listed. On September 20 and 21, 2004, the A/E Selection Committee interviewed and ranked the following thirteen firms:

- Zyscovich Inc.
- M. C. Harry Associates
- Rodriguez and Quiroga Architects Chartered
- Architektnics Inc.
- Brown + Brown Architects
- The Architectural Partnership, Inc.
- Laura M. Perez & Associates
- Borrelli & Associates
- Gili-McGraw Architects
- Architects International, Inc.
- Rodriguez Peterson & Porras, Architects
- Johnson Associates
- KVH Architects, PA

The following individuals served on the A/E Selection Committee:

<u>Committee Members</u>	<u>Representing</u>
• Fernando Albuerne	Appointee of the Superintendent.
• Alex Peraza	Facilities Management
• Humberto Cabanas	Facilities Management
• Rolando Necuze	Facilities Management

<u>Committee Members</u>	<u>Representing</u>
• Sharon Grau	Dept. of A/E Selection, Negotiations & Design Mgmt.
• Dennis Caserta (Non-voting)	Div. Of Business Development & Assistance
• Veretas Fernandes (Non-voting)	Office of Management & Compliance Audits

Negotiations with the first-ranked firm are underway for another project listed in the legal advertisement. Staff selected the second-ranked firm of M. C. Harry & Associates, Inc., to provide A/E programming services (part one of a two-part commissioning), for the Renovations & New PE Track (Phases I and II), Project No. A01013 at Miami Central Senior High School and Design Criteria Professional (DCP) services (without Phase I documents) for QZAB Renovations, Project No. LP0041.

Project Scope

The Scope of Renovations & New PE Track (Phases I and II), Project No. A01013 includes, but is not limited to, complete roof replacement, new running track, drainage corrections in the courtyards, new parent drop-off area, bleachers, window, door, flooring, ceiling, and lighting replacements, electrical up-grades, mechanical equipment replacement, and new marker boards (construction budget of \$12,875,000). Construction of this project will be executed by a Construction Management at-Risk firm.

The Scope of QZAB Remodeling/Renovations, Project No. LP0041 generally includes, but is not limited to, window, flooring, and ceiling/lighting replacements, and electrical up-grades in the Media Center, Math Lab, Reading Lab, Graphics Lab, Printing Lab, Cosmetology Lab, Food Lab and Automotive Lab (construction budget of \$1,400,000). Design and Construction services for this project are scheduled to be provided by a Design/Build firm.

Negotiations with M. C. Harry & Associates, Inc., have been successfully concluded as follows:

Terms & Conditions

- For the Renovations & New PE Track (Phases I and II), Project No. A01013, the negotiated lump sum fee for programming services is \$82,000. The programming will be completed by January 2005.
- For QZAB Remodeling/Renovations, Project No. LP0041, the negotiated lump sum fee for DCP services is \$63,000, or 4.5% of the construction budget of \$1,400,000.
- Costs for printing shall be reimbursed by the Board on a direct cost basis.
- The Principals' rates are set at \$125/hour.
- The agreement may be terminated by the Board, with or without cause, upon thirty (30) days written notice to the DCP; whereas, the DCP may terminate the agreement, with cause only, upon thirty (30) days written notice to the Board.
- The A/E shall maintain no less than a \$2 million professional liability insurance policy with a maximum deductible of \$50,000;

## Project Fund

A01013 Fund 0350, Object 5680, Location 7251, Program 2642 and Function 7400  
LP0041 Fund 0350, Object 5680, Location 7251, Program 2808 and Function 7400

## Prior Commissioning & Performance Evaluation

The Board has not commissioned M. C. Harry & Associates, Inc., within the last three years.

The most recent overall performance evaluation score issued by staff to M. C. Harry Associates was for the quarter ending June 2003. Based on a performance scale of 1-5, the firm received a score of 4.07.

## Principals

The Principals of M. C. Harry & Associates, Inc., are James W. Piersol and Thomas M. Carlson. The firm is located at 2780 Southwest Douglas Road, Suite 302, Miami, Florida 33133.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission M. C. Harry Associates to provide Architect/Engineers programming services (as part one of a two-part commissioning), for Renovations & New PE Track (Phases I and II), Project No. A01013, and Design Criteria Professional services for the QZAB Remodeling/Renovations, Project No. LP0041 under the following terms and conditions:

- 1) for the Renovations & New PE Track (Phases I and II), Project No. A01013, the negotiated lump sum fee for programming services is \$82,000;
- 2) for QZAB Remodeling/Renovations, Project No. LP0041, the negotiated lump sum fee for DCP services is \$63,000, or 4.5% of the estimated construction cost of \$1,400,000; and
- 3) additional terms and conditions as set forth in the body of the agenda item.

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