

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: COMMISSIONING OF WOLFBERG ALVAREZ & PARTNERS AND ARCHITEKNICS, INC., AS ARCHITECT/ENGINEERS FOR SINGLE AND MULTI-STORY PROTOTYPE BUILDINGS TO INCREASE CAPACITY TO RELIEVE OVERCROWDING AT VARIOUS LOCATIONS**

**COMMITTEE: FACILITIES MANAGEMENT**

Introduction

Staff has completed the selection process for one or more Architectural/Engineering firms to provide full A/E services for multi-story prototype buildings at various locations throughout the District (Request For Qualifications formerly known as "A/E Services for New One and/or Two-Story Prototype Buildings for Portable Replacement Program (Phase II) and Additions at Various Locations"). Each facility will be constructed using the Construction Management (CM) At-Risk delivery method.

Of the thirty firms that applied, twelve firms were short-listed. The firms of Rizo Carreño & Partners, Giller & Giller, Inc., and Santos/Raimundez Architects, P.A., declined to interview. The A/E Selection Committee interviewed and ranked the following nine firms:

<u>Ranking</u>	<u>Firm</u>
1	Spillis Candela DMJM
2	Wolfberg Alvarez & Partners
3	Gili-McGraw Architects
4	Architeknic Inc.
5	Zyscovich Inc.
6	M. C. Harry Associates
7	Laura M. Perez & Associates
8	ACAI Associates, Inc.
9	Reynolds Smith & Hills, Inc.

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

Committee Members

- Carlos Bravo
- Albert Lettman
- Erick Laventure
- Rolando Necuze
- Sharon Grau
- Dennis Caserta (Non-voting)
- Nelly Fuentes (Non-voting)
- Veretas Fernandes (Non-voting)

Representing

- Appointee of the Superintendent
- Facilities Management
- Facilities Management
- Facilities Management
- Department of A/E Selection
- Div. of Business Development & Assistance
- Office of Management & Compliance Audits
- Office of Management & Compliance Audits

On October 20, 2004, the Board commissioned Spillis Candela DMJM to design prototype buildings, provide construction administration (CA) for the buildings, site adaptation design, and site construction administration (CA) for at least two sites. Spillis Candela DMJM will be the record A/E for the buildings they design. However, in an effort to expedite the construction of additional student stations, staff also negotiated with the next three top-ranked firms to provide professional services for additional sites. Gili-McGraw Architects (the third-ranked firm) withdrew from the negotiations.

The firm of Wolfberg Alvarez & Partners, (the second-ranked firm), was selected to design prototype modules, provide site adaptation design services and construction administration services for one or more sites (to be determined). The firm of Architeknic, Inc., (the fourth-ranked firm) was selected to provide site adaptation design services and construction administration services for at least two sites (to be determined). Negotiations with Wolfberg Alvarez & Partners, and Architeknic, Inc., have been successfully concluded as follows:

Terms & Conditions

A. Wolfberg Alvarez & Partners

- Professional Services fees will be based on the "Additional Services Fee Schedule";
- Prototype Design Services fees include all necessary meetings and site visits, as well as printing a maximum of twenty sets of documents for each prototype and or optional module; at the request of the Board's designee, the cost of additional sets of documents will be reimbursed by the Board at 1.0 times actual cost;
- At the Board designee's request, additional site visit fees are capped at **\$250/visit** for extraordinary unforeseen site conditions, otherwise site visits are part of the negotiated lump sum for each prototype in accordance with the "Additional Services Fee Schedule";
- The A/E shall maintain no less than a \$2 million professional liability insurance policy with a maximum deductible of \$50,000;
- In the event the Board elects to purchase any of the completed/approved prototype designs and/or modules (including associated construction

documents), the agreed upon purchase price will be based on the "Additional Services Fee Schedule";

- The fees are based on the initial development of a two-story 24-module prototype building (which nets 22 classrooms), and an optional kitchen/dining module (which would replace three to four classroom modules).

<b>ADDITIONAL SERVICES FEE SCHEDULE WOLFBERG ALVAREZ &amp; PARTNERS</b>						
<b>SECTION I - PROTOTYPE DESCRIPTION</b>	<b>Design Services (includes site visits, meetings, printing sets)</b>	<b>Design Services - EHPA (In addition to Base Design Services)</b>	<b>CA - BUILDING</b>	<b>Purchase Option</b>	<b>Purchase Option (Additional Cost for EHPA)</b>	
<b>A. Two-Story ALL Classroom Modules w/ Student &amp; Staff Toilets</b>						
2 X 8	\$64,000	\$23,000	\$20,200	\$55,000	\$5,000	
2 X 10	\$73,600	\$23,000	\$25,800	\$55,000	\$5,000	
2 X 12 (Note 1.)	\$142,500	\$48,000	\$31,300	\$95,000	\$10,000	
2 X 14	\$95,000	\$23,000	\$36,000	\$95,000	\$10,000	
<b>B. Three-Story ALL Classroom Modules w/ Student &amp; Staff Toilets</b>						
3 X 8	\$110,000	\$27,600	\$31,300	\$55,000	\$5,000	
3 X 10 (Note 1.)	\$119,000	\$27,600	\$38,600	\$73,600		
3 X 12	\$152,000	\$56,000	\$47,000	\$114,000		
3 X 14	\$136,000	\$27,600	\$54,000	\$114,000		
<b>C. Optional Modules</b>						
<b>C1A</b> Kitchen attached w/ Dining in building	\$41,400	<b>N/A</b>	\$12,500	\$18,400	<b>N/A</b>	
<b>C1B</b> Kitchen & Dining in building	\$36,600		\$9,800	\$14,000		
<b>C1C</b> Kitchen & Dining Pavilion	\$38,000		\$9,800	\$14,000		
<b>C2</b> Media Center in building	\$23,000		\$5,700	\$4,700		
<b>C3</b> Administration in building	\$14,600		\$3,600	\$4,700		
<b>SECTION II - SITE ADAPTATION &amp; CONNECTIONS</b>	<b>A. DESIGN SERVICES:</b>		<b>B. CA SERVICES:</b>			
	1) W/ Kitchen	\$32,500	1) W/ Kitchen	\$24,100		
	2) W/O Kitchen	\$28,000	2) W/O Kitchen	\$20,700		
<b>SECTION III - SITE ADAPTATION &amp; CONNECTIONS</b>	<b>A. Site Visit Fee \$250/Visit (Beyond Basic Services)</b>					
	<b>B. Hourly Rate (Principals) \$120/Hour</b>					
<b>SECTION IV - REUSE FEE</b>	<b>A. Prototypes \$4,250/Each</b>					
	<b>B. Optional Module \$1,000/Each</b>					

Note 1. Fee schedule is based upon initial design of 2X12 and 3X12 modules.

B. Architektnics, Inc.

- Professional Services fees will be based on the "Additional Services Fee Schedule";
- At the Board designee's request, additional site visit fees are capped at **\$250/visit** for extraordinary unforeseen site conditions, otherwise site visits are part of the negotiated lump sum for each prototype in accordance with the "Additional Services Fee Schedule";
- The A/E shall maintain no less than a \$1 million professional liability insurance policy with a maximum deductible of \$25,000;

<b>ADDITIONAL SERVICES FEE SCHEDULE ARCHITEKNICS, INC.</b>		
<b>SECTION I - SITE ADAPTATION &amp; CONNECTIONS</b>	<b>A. DESIGN SERVICES:</b> 1) W/ Kitchen     \$32,500 2) W/O Kitchen    \$28,000	<b>B. CA SERVICES:</b> 1) W/ Kitchen     \$25,000 2) W/O Kitchen    \$20,000
<b>SECTION II - SITE ADAPTATION &amp; CONNECTIONS</b>	<b>A. Site Visit Fee            \$250/Visit (Beyond Basic Services)</b> <b>B. Hourly Rate (Principals) \$115/Hour</b>	

Project Scope

A. Wolfberg Alvarez & Partners

At the Board designee's direction, the preliminary scope of work for this commissioning includes the following:

- The development of one or more two-story prototypes and one or more three-story prototypes, all classrooms with student & staff toilets, based on the attached draft facilities list summary, and
- The development of five optional modules (three types of kitchen modules, one media center module, and one administrative suite module) based on the attached draft facilities list summary.
- Site adaptation design and CA services to include, but not limited to, all utility and safety-to-life systems' connections, covered walkways, and service drives, as applicable to each site.

B. Architektnics, Inc.

- Site adaptation design and CA services to include, but not limited to, all utility and safety-to-life systems connections, covered walkways, and service drives, as applicable to each site.

Project Fund

The funding source will be identified for each project site.

Prior Commissioning & Performance Evaluation

The Board has commissioned Wolfberg Alvarez & Partners within the last three years:

- Relocatable Classroom Replacement Project (A0825)  
DCP Services  
Date of Commissioning: 01-16-02  
Amendment to convert DCP to A/E Services  
Date of Commission: 03-17-04

The Board has commissioned Architektnics, Inc within the last three years:

- ESE Suite Addition at Amelia Earhart Elementary School  
A/E Programming Services  
Date of Commission: 08-21-02
- A/EPC Term Contract  
A/E Services  
Date of Commission: 10-23-02  
Contract Renewal  
Date of Commission: 10-22-03
- Renovation & Remodeling at Henry Filer Middle School (A0833)  
A/E Programming Services  
Date of Commission: 09-08-04

The most recent overall performance evaluation scores issued by staff for the quarter ending September 30, 2004 (based on a scale of 1-5) are as follows:

- Wolfberg Alvarez & Partners 4.27
- Architektnics, Inc. 3.48

## Principals

- David A. Wolfberg and Julio E. Alvarez  
Wolfberg Alvarez & Partners  
1500 San Remo Avenue, Suite 300, Coral Gables, Florida 33146
- Lourdes Rodriguez and Ramon G. Perez-Alonso  
Architektnics, Inc.  
7450 Southwest 48<sup>th</sup> Street, Miami, Florida 33155

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission Wolfberg Alvarez & Partners and Architektnics, Inc., for Architectural/Engineering services for single and multi-story prototype buildings to increase capacity to relieve overcrowding at various locations, under the following terms and conditions:

- 1) fees will be based on the "Additional Services Fee Schedule";  
and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**  
**Facilities List Summary: 2-Story & 3-Story Modular Classroom Buildings**  
**Facilities Planning and Standards**

Facility Type	Student Stations El. & Mid.	Student Stations Sr. High	Design Capacity Elementary 100%	Design Capacity Middle 90%	Design Capacity Sr. High 95%	Facility Net Square Feet	Facility Gross Square Feet
<b>ELEM./MIDDLE/SR.</b>							
Modular (2-story 8 pack)	154 to 308	175 to 350	154 to 308	139 to 277	166 to 333	11,578	15,060
Modular (2-story 10 pack)	242 to 396	275 to 450	242 to 396	218 to 356	261 to 428	14,578	18,752
Modular (2-story 12 pack)	330 to 484	375 to 550	330 to 484	297 to 436	356 to 523	17,578	22,484
Modular (2-story 14 pack)	418 to 572	475 to 650	418 to 572	376 to 515	451 to 618	20,578	26,194
Modular (3-story 8 pack)	308 to 482	350 to 525	308 to 482	277 to 416	333 to 499	17,325	22,548
Modular (3-story 10 pack)	440 to 594	500 to 675	440 to 594	396 to 535	475 to 641	21,825	28,086
Modular (3-story 12 pack)	572 to 726	650 to 825	572 to 726	515 to 653	618 to 784	26,325	33,684
Modular (3-story 14 pack)	704 to 858	800 to 975	704 to 858	634 to 772	760 to 926	30,825	39,249
<b>Optional Modules</b>							
Media Center						1,500	
Administration						750	
Food Service (kitchen/dining)						3,750 to 5,022	

- Notes:**
- 1) Gross square footages and student stations will vary for project specific solutions, depending on which optional modules (food service, media center, & administration) are utilized.
  - 2) Student stations and capacities are based on class size amendment caps (el(int):22, mid:22, sr. high:25).
  - 3) All Modular Classroom Buildings will have 750 sq. ft. classrooms, two group toilets (male & female) per floor, two staff toilets (male & female) per building & one custodial closet per floor.

**DRAFT**

Attachment  
**E-26**