

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: COMMISSIONING OF ARCHITEKNICS, INC., AS ARCHITECT/ENGINEERS TO PROVIDE FINAL SCOPE DEFINITION SERVICES FOR WINDOW REPLACEMENT PROJECTS AT FIENBERG/FISHER ELEMENTARY SCHOOL, PROJECT No. A01011, AND W. J. BRYAN ELEMENTARY SCHOOL, PROJECT No. A01033**

**COMMITTEE: FACILITIES MANAGEMENT**

Introduction

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

Of 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
- Architeknics, 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:

Committee Members

Representing

- |                     |   |
|---------------------|---|
| • Fernando Albuerne | Appointee of the Superintendent                     |
| • Alex Peraza       | Facilities Management                               |
| • Humberto Cabanas  | Facilities Management                               |
| • Rolando Necuze    | Facilities Management                               |
| • Sharon Grau       | Dept. of A/E Selection, Negotiations & Design Mgmt. |

## Committee Members

## Representing

- 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 and the Board commissioned the second and third-ranked firms to provide professional A/E services for other projects listed in the legal advertisement.

Architektnics, Inc. (the fourth-ranked firm), was selected by staff for two window replacement projects at Fienberg/Fisher Elementary, Project #A01011, and W. J. Bryan Elementary, Project #A01033.

## Project Scope

The Scope of Work for both projects includes the removal and replacement of all existing windows, new window shading system, installation of egress windows and signage, removal and reinstallation of existing A/C wall units, minor electrical work associated with the A/C unit relocations, patching and repairs to surrounding surfaces, and complete interior and exterior re-painting. The current construction budget for Fienberg/Fisher Elementary School is \$5,370,096, and for W. J. Bryan Elementary School \$4,383,404. A single Construction Management at-Risk firm will execute construction of both projects simultaneously.

The commissioning of the A/E for these projects will be implemented in two parts. The first part will include program validation, construction cost estimate and schedule up-dates (with appropriate phasing), the A/E's assessment of the condition of existing A/C wall units, and an assessment of water intrusion damage. Findings from Part 1 may significantly impact the projects' scope, schedule, and/or budget. Part 2 of the process contemplates complete A/E services to be negotiated and recommended for commissioning at the March 2005 Board meeting.

Negotiations with Architektnics, Inc., for Part 1 services have been successfully concluded as follows:

## Terms & Conditions

- The negotiated lump sum fee for program validation services is \$18,500 for Fienberg/Fisher Elementary, and \$15,500 for W. J. Bryan Elementary. The A/E agreed to complete and submit the validated program documents to M-DCPS by January 25, 2005.
- For each project, the A/E shall provide twelve copies of the validated program documents. Costs for printing any additional sets of documents shall be reimbursed by the Board on a direct cost basis.

### Other Terms and Conditions

- The Principals' rates are set at \$115/hour for Board designee's-authorized additional services.
- 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.
- The A/E shall maintain no less than a \$1 million professional liability insurance policy with a maximum deductible of \$25,000

### Project Fund

A01033 Fund 0368, Object 5680, Location 0561, Program 1869 and Function 7400  
A01011 Fund 0368, Object 5680, Location 0761, Program 1893 and Function 7400

### Prior Commissioning & Performance Evaluation

The Board has commissioned Architektnics, Inc., for the following projects within the last three years:

- A/E Services, Project #A0833, Henry H. Filer Middle, on September 8, 2004
- A/E Services, Re-roofing projects at Banyan, Bent Tree, and Emerson Elementary Schools, on March 13, 2002
- A/E Services, Project A0814, Amelia Earhart Elementary, on August 21, 2002
- Architectural/Engineering Project Consultant Term Contract, on October 23, 2002; and one-year renewal on October 22, 2003

The most recent overall performance evaluation score issued by staff to Architektnics, Inc. was for the quarter ending September 30, 2004. Based on a performance scale of 1-5, the firm received a score of 3.48.

### Principals

The Principals of Architektnics, Inc., are Lourdes Rodriguez and Ramon G. Perez-Alonso. The firm is located at 7450 Southwest 48<sup>th</sup> Street, Miami, Florida 33155.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission Architektnics, Inc., to provide Architect/Engineers scope validation and final programming services (as part one of a two-part commissioning) for the Window Replacement projects at Fienberg/Fisher Elementary, Project No. A01011, and W. J. Bryan Elementary, Project No. A01033, as follows:

- 1) Window Replacement Project at Fienberg/Fisher Elementary - a negotiated lump sum fee of \$18,500;
- 2) Window Replacement Project at W. J. Bryan Elementary - a negotiated lump sum fee of \$15,500; and
- 3) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg