

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: COMMISSIONING OF URS CORPORATION SOUTHERN AS THE ARCHITECT/ENGINEERS FOR DEFERRED MAINTENANCE PROJECT PACKAGE # 1 CONSISTING OF HVAC UPGRADES AT MIAMI KILLIAN SENIOR, PROJECT NO. BM01081; HVAC UPGRADES AT SOUTHWEST MIAMI SENIOR, PROJECT NO. BM01131; PA UPGRADES AND NEW INTRUSION ALARM SYSTEM AT SOUTHWEST MIAMI SENIOR, PROJECT NO. 00135100; REPLACEMENT OF THE FIRE ALARM SYSTEM AT THE SCHOOL BOARD ADMINISTRATION BUILDING, PROJECT NO. 00134400; ELEVATOR UPGRADES AT THE SCHOOL BOARD ADMINISTRATION BUILDING, PROJECT NO. 00134300; AND REPLACEMENT OF THE FIRE ALARM SYSTEM AT ANNA BRENNER MYERS EDUCATIONAL BUILDING, PROJECT NO. 00145700

COMMITTEE: FACILITIES MANAGEMENT

Introduction

Staff has completed the selection process for one or more Architect/Engineers (A/E) to provide Architectural/Engineering services for the Facilities Five-Year Work Program through FY 07-08 (as may be amended from time to time) for Deferred Maintenance and Americans with Disabilities Act (ADA) Modifications Projects at Various Facilities throughout the School District.

Of forty-five firms that applied, thirteen firms were short-listed. On July 28 and 30, 2004, the A/E Selection Committee interviewed and ranked the following thirteen firms:

- URS Corporation Southern
- Reynolds, Smith and Hills, Inc.
- Laura M. Perez & Associates
- BBA Joint Venture
- MCH / APEC Joint Venture
- KVH Architects, P.A.
- Corzo Castella Carballo Thompson Salman, P.A.
- A.D.A. Engineering, Inc.
- Avart, Inc.
- Architects International, Inc.
- Architeknic Architects & Planners
- Rodriguez Peterson & Porras Architects, Inc.
- SBLM Architects, P.A.

E - 25

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

<u>Committee Members</u>	<u>Representing</u>
• Annie Betancourt	Appointee of the Superintendent
• Auguste Nicoleau	Facilities Management
• Francis Hoar	Facilities Management
• Carl Nicoleau	Facilities Management
• Lissette Gonzalez	Dept. of A/E Selection, Negotiations & Design Mngt.
• Dennis Caserta (Non-voting)	Div. of Business Development & Assistance
• Veretas Fernandes (Non-voting)	Office of Management & Compliance Audits

Staff selected the first-ranked firm of URS Corporation Southern to provide A/E Services for seven projects titled Deferred Maintenance Projects Package # 1. Recommendations for additional Deferred Maintenance and ADA project packages will be submitted to the Board at a later date.

Project Scope

The scope of work for Deferred Maintenance Package # 1 includes the following projects:

1. MIAMI KILLIAN SENIOR - Heating, Ventilation and Air Conditioning (HVAC) Upgrades, Project No. BM01081
 - Upgrade of existing mechanical systems including, but not limited to, the replacement of air handling units (AHUs) throughout the facility, new duct fire dampers at required locations, provide outside air intake and air conditioning to AHU rooms, provide additional air supply to selected offices in the administration office, retrofit condensation at selected walls and ceiling areas and chiller repairs
 - Construction budget of \$1,200,000
2. SOUTH MIAMI SENIOR - Heating, Ventilation and Air Conditioning (HVAC) Upgrades, Project No. BM01129A
 - Programming Services for the following scope of work:
 - Upgrade of existing mechanical systems including, but not limited to, the replacement of air handling units (AHUs) throughout the facility, provide outside air intake and conditioned air to AHU rooms, replacement of unit ventilator at male locker room and provide additional conditioned air to selected areas (such as the male locker room, computer room and cafeteria).
 - Construction budget of \$1,000,000
3. SOUTHWEST MIAMI SENIOR - Heating, Ventilation and Air Conditioning (HVAC) Upgrades, Project No. BM01131
 - Upgrade of existing mechanical systems including, but not limited to, the replacement of fan coil units in the classrooms, rectify condensate drainage system, rectify conditioned air and exhaust at kitchen, provide conditioned air to enclosed corridors, rectify exhaust system at auto shop, return air at band room storage and conditioned air to weight room and rectify humidity levels at the library
 - The programming phase also includes an alternate to replace the fan coil units in the classrooms with air handling units / duct system in lieu of unit ventilators
 - Construction budget of \$746,200

4. SOUTHWEST MIAMI SENIOR - PA System Upgrades and New Intrusion Alarm System, Project No. 00135100
 - Upgrade of existing PA system including, but not limited to, the repair / replacement of malfunctioning devices and additional devices at required locations
 - New Intrusion Alarm System
 - Construction budget of \$450,000

5. SCHOOL BOARD ADMINISTRATION BUILDING - Fire Alarm Replacement, Project No. 00134400
 - Replacement of the fire alarm system
 - Construction budget of \$550,000

6. SCHOOL BOARD ADMINISTRATION BUILDING - Elevator Upgrades, Project No. 00134300
 - Upgrades of existing elevator including, but not limited to, new controllers, refurbish hoist machines (or provide new), new fixtures, new electrical wiring, travel cables and new door equipment.
 - Construction budget of \$850,000

7. ANNA BRENNER MYERS EDUCATIONAL BUILDING - Fire Alarm Replacement, Project No. 00145700
 - Replacement of the fire alarm system
 - Construction budget of \$200,000

The overall total construction budget for the seven listed projects is \$4,996,200. Construction of these projects will be executed via Conventional Bid, Construction Management at-Risk or Job Order Contract delivery methods.

Negotiations with URS Corporation Southern have been successfully concluded as follows:

Terms & Conditions

The negotiated lump sum basic services fee agreed to by URS Corporation Southern for programming services for the seven listed projects is \$59,800 and for full A/E services, including design, bidding and Construction Administration (CA), for the referenced projects (except South Miami Senior High) is \$344,000. The A/E fee represents 8.6% of the estimated construction cost of \$3,996,200. The fee to provide these services for South Miami Senior will be negotiated after the completion of the programming phase.

A summary of the negotiated basic services fee is as follows:

SCHEDULE OF PROJECT FEES FOR:	PROGRAMMING	PHASE III, BIDDING & CA
1. HVAC Upgrades at Miami Killian Senior	\$15,000	\$102,000
2. HVAC Upgrades at South Miami Senior	\$17,000	To be Negotiated
3. HVAC Upgrades at Southwest Miami Senior	\$9,500	\$85,750
4. PA Upgrades & New Intrusion Alarm System at Southwest Miami Senior	\$5,200	\$33,750
5. Fire Alarm Replacement at the School Board Administration Building	\$4,500	\$41,250
6. Elevator Upgrades at the School Board Administration Building	\$6,800	\$63,750
7. Fire Alarm Replacement at Anna Brenner Myers Educational Building	\$1,800	\$17,500
BASIC SERVICES FEE	\$59,800	\$344,000
TOTAL BASIC SERVICES FEE	\$403,800	

Basic services fee for design, bidding and CA shall be paid based on the approved completion of the following phases (per project):

- Phase III (100%) 65%
- Bidding and Award 5%
- CA through substantial completion 20%
- Punchlist and Closeout 10%

The following services, to be utilized at the authorization of the Board's designee, were also negotiated:

- The A/E shall conduct 290 additional site visits at a flat fee of \$330/visit during construction, with a not-to-exceed amount of \$95,700 as follows:

HVAC Upgrades at Mia. Killian Sr	90 site visits
HVAC Upgrades at South Miami Sr	to be negotiated
HVAC Upgrades at Southwest Miami Sr	90 site visits
PA Upgrades & New Intrusion Alarm System at Southwest Miami Sr	30 site visits
Fire Alarm Replacement at School Board Administration Building	30 site visits
Elevator Upgrades at School Board Administration Building	30 site visits
Fire Alarm Replacement at Anna Brenner Myers Ed Building	20 site visits

- A not-to-exceed fee of \$5,000 for testing required to perform the initial assessment of the existing systems, if needed as follows:

HVAC Upgrades at Mia. Killian Sr	\$2,000
HVAC Upgrades at South Miami Sr	\$1,000
HVAC Upgrades at Southwest Miami Sr	\$2,000

Other terms and conditions were negotiated as follows:

- The cost of printing shall be reimbursed by the Board on a direct cost basis;
- A provisional multiplier for hourly compensation is limited to 2.45 for any additional work approved by staff;
- The A/E principals' rates are set at \$120/hour for the Architect and \$110/hour for the Designated Specialists for any additional work approved by staff;
- The A/E shall maintain no less than a \$1 million professional liability insurance policy with a maximum deductible of \$25,000;
- 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 contract terms and conditions and will commence services upon Board commissioning and to complete the Programming Phase for all of the projects by January 2005. Phase III documents will be completed 60 days after the approval of the Programming Phase.

Project Fund

The funding source for this project is as follows:

PROJECT No.	Fund	Object	Location	Program	Function
BM01081	0367	5680	7361	0762	7431
	0368	5680	7361	0762	7431
BM1131	0367	5680	7741	0762	7431
	0368	5680	7741	0762	7431
00135100	0330	5680	7741	1153	7400
00134400	0330	5680	9999	1153	7400
00134300	0368	5680	9999	1153	7431
00145700	0330	5680	9606	1153	7400
BM01129A	0368	5680	7721	0762	7431

Prior Commissioning & Performance Evaluation

The Board has not commissioned URS Corporation Southern for any project(s) to date. The Board has no performance evaluation data for this firm.

Principals

The Principal of URS Corporation Southern responsible for this project package is Michael J. Nardone. The firm is located at 7650 Corporate Center Drive, Suite 401, Miami, Florida 33126.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission URS Corporation Southern as Architect/Engineers for Deferred Maintenance Project Package #1 consisting of HVAC Upgrades at Miami Killian Senior, Project No. BM01081; HVAC Upgrades at Southwest Miami Senior, Project No. BM01131; PA Upgrades and New Intrusion Alarm System at Southwest Miami Senior, Project No. 00135100; Replacement of the Fire Alarm System at the School Board Administration Building, Project No. 00134400; Elevator Upgrades at the School Board Administration Building, Project No. 00134300; and Replacement of the Fire Alarm System at Anna Brenner Myers Educational Building, Project No. 00145700; under the following terms and conditions:

- 1) a lump sum basic services fee of \$403,800 (based on the schedule of fees detailed in the body of the agenda item); and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:LG:rg