

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: COMMISSIONING OF LAURA M. PEREZ & ASSOCIATES, INC., AS ARCHITECT/ENGINEERS TO PROVIDE FINAL SCOPE DEFINITION SERVICES FOR VARIOUS RENOVATIONS, PROJECT A01002, QZAB RENOVATIONS, PROJECT A01002A, AND ADA BARRIER REMOVAL, PROJECT A01002B, AT PALM SPRINGS MIDDLE SCHOOL

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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 from time to time).

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
- Architeknic 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

- Fernando Albuerne
- Alex Peraza
- Humberto Cabanas
- Rolando Necuze
- Sharon Grau

Representing

Appointee of the Superintendent
Facilities Management
Facilities Management
Facilities Management
Dept. of A/E Selection, Negotiations & Design Mngt

Committee Members

- Dennis Caserta (Non-voting)
- Veretas Fernandes (Non-voting)

Representing

Div. Of Business Development & Assistance
Office of Management & Compliance Audits

Negotiations with the top six firms are either underway, or concluded, for other projects listed in the legal advertisement. Staff selected the seventh-ranked firm, Laura M. Perez & Associates, for the renovations projects at Palm Springs Middle School.

Project Scope

Project A01002 – Various Renovations

Sitework includes, but is not limited to 6' fencing with vehicular and pedestrian access gates along West 59th Place and West 10th Avenue, and at the west end of the courtyard between Buildings No.1 and 6; improvements at the main entrance to the school; restoration and re-grading of the playfield and irrigation system; drainage corrections; new flagpole; and new sidewalks. Entire facility is to be re-painted, interior and exterior, with the exception of Buildings 2 and 6. Auditorium stage curtain is to be replaced. In Building 3, causes of, and damages from, water intrusion and/or excessive humidity are to be determined and permanently removed.

Project A1002A – QZAB Renovations

Band Room Suite renovations include blocking up all existing windows, and installation of new interior finishes; interior and exterior door and hardware replacement; corrections to risers to provide accessibility; new A/C system; new interior lighting; comprehensive electrical up-grades; new instructional aids and FF&E.

P.E. Locker Room – Rooms 107, 107A, 107B, 109, 109A, and 109B. Scope for this area is similar to scope for the Band Room Suite. In addition, existing lockers and benches are to be replaced with new. Male and female toilets in the locker rooms are to be renovated to provide accessibility.

Safety-to-Life and ADA Compliance up-grades for renovated areas above.

Project A1002B – ADA Barrier Removal

Correct violations of the Florida Accessibility Code to achieve program accessibility for the disabled throughout all areas of the school.

Staff recommends that commissioning of the A/E for this project be implemented in two parts; the first part will include final scope definition and pre-programming validation, construction cost estimate and schedule up-dates (with appropriate phasing), the A/E's analysis of and recommendations for appropriate corrective actions to eliminate moisture intrusion, and mold/mildew. Testing services for the humidity, mold, and mildew issues will be contracted by the BOARD, and administered by the A/E. The construction services are to be provided by a Construction Manager at-Risk firm. Construction Budget for the project is \$2,939,857.

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 April 2005 Board meeting.

Negotiations with Laura M. Perez & Associates, for Part 1 services have been successfully concluded as follows:

Terms & Conditions

- The negotiated lump sum fee for program validation/final scope definition services is \$9,225
- Final Scope Definition Program is to be completed and submitted to the BOARD no later than February 15, 2005 (provided that the testing results are available to the A/E by February 1, 2005).

Other Terms and Conditions

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

Project Fund

A01002 - Fund: 0350, Object: 5680, Location: 6681, Program: 2511, Function: 7400

A01002A (QZAB) - Fund: 0380, Object: 5680, Location: 6681, Program: 2808, Function: 7400

A01002B (ADA) - Fund: 0397, Object: 5680, Location: 6681, Program: 1508, Function: 7400

(ADA 6681)

Prior Commissioning & Performance Evaluation

The Board has commissioned Laura M. Perez & Associates, Inc., for the following project within the last three years:

- A/E Services (Programming), Project #A0815, Miami Lakes Educational Center, on April 14, 2004

The most recent overall performance evaluation score issued by staff to Laura M. Perez & Associates, Inc., was for the quarter ending September 30, 2004. Based on a performance scale of 1-5, the firm received a score of 3.42.

Principals

The Principal of Laura M. Perez & Associates, Inc., is Laura M. Perez. The firm is located at 2401 Northwest 7th Street, Miami, Florida 33125.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Laura M. Perez & Associates, Inc., to provide Architect/Engineers Final Scope Definition Program services (as part one of a two-part commissioning) for the Renovations Projects at Palm Springs Middle, Project A01002, A01002A, and A01002B, as follows:

- 1) a lump sum fee of \$9,225 for the final scope definition package; and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg