

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: COMMISSIONING OF ARCHITEKNICS, INC., AS ARCHITECTS/ENGINEERS FOR THE RENOVATIONS & REMODELING AT HENRY H. FILER MIDDLE SCHOOL, PROJECT NO. A0833

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

On September 8, 2004, the Board commissioned Architeknic, Inc., to provide final scope definition and additional programming services for the renovations and remodeling project at Henry H. Filer Middle School. The Final Scope Definition/Program has been completed by Architeknic, Inc., and approved. Part 2, full A/E Services, may now be implemented. The project will be conventionally bid, with an estimated construction budget of \$2,258,090, and a targeted award date of June 15, 2005.

Project Scope

Site improvements include, but are not limited to, new parent and bus drop-off areas, new covered walkways and sidewalks, storm drainage and landscaping improvements, fencing, addition of approximately 95 parking spaces (including ADA compliant spaces) in two staff/faculty lots, and reconfiguration of existing parking areas with grading and drainage corrections. Buildings No. 4 and 6 are to be demolished.

Classroom renovations in Building No. 1 include ceiling and lighting replacement, and VCT floor finish replacement, as a bid alternate. In the auditorium, the seating and stage curtain are to be replaced, paneling removed, and new theatrical lighting and sound system are to be provided.

ADA up-grades include door hardware replacement throughout the facility, a new ramp at the stage, renovated group toilet renovations (at specific locations) and replacement of sinks, faucets, and millwork in nine locations of Building No.1 to meet ADA requirements.

Staff has successfully concluded negotiations with Architeknic, Inc., to provide full architectural/engineering services for the project, as follows:

Terms and Conditions

- The negotiated lump sum basic services fee agreed to by Architeknic, Inc. for preparation of design and construction documents, and subsequent construction administration, is \$143,500, with a total estimated construction cost of \$2,258,090.

The fee represents approximately 6.4% of the total estimated construction cost. A summary of the negotiated basic services fee is as follows:

Phase III – 50% submittal:	\$ 50,225
Phase III – 100% completed/approved:	\$ 50,225
Bidding/Award Services:	\$ 7,175
Contract Administration: (through Substantial Completion)	\$ 28,700
Punch List completion, submittal and Board approval of record documents, Certificate of Occupancy, FISH data And drawings, shop drawings, Warranties, Operations & Maintenance Manuals, Final Releases of Claim, and Project Summary:	\$ 5,740
Completion of warranty services:	<u>\$ 1,435</u>
TOTAL BASIC SERVICES FEE:	\$143,500

- At the option of the Board's designee, the A/E will provide up to 80 site visits during construction, at a fee of \$250/visit for the Architect and \$250/visit for each designated specialist (not-to-exceed \$20,000)

Other terms and Conditions

- The A/E shall maintain a minimum of \$1,000,000 general practice Professional Liability insurance policy, with a maximum deductible of \$25,000 per claim.
- The Principals' rates are set at \$100/hour for Board designee's authorized additional services
- Reproduction expenses will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the A/E Agreement
- The provisional multiplier for hourly compensation is 2.45 for Board designee's authorized additional services
- The A/E has accepted the terms and conditions of the Agreement
- The Agreement provides for termination of the A/E by the Board, with or without cause, upon thirty days written notice to the A/E. The A/E may terminate the Agreement, only with cause, upon thirty days written notice to the Board

Project Fund

Fund: 0312 Object: 5680 Location: 6171 Program: 2439 Function: 7400

Prior Commissioning & Performance Evaluation

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

- A/E Services, Final Scope Definition, Project # A01011, Fienberg/Fisher EI, and Project #A01033, William Jennings Bryan EI, on December 15, 2004
- A/EPC Term Contract, on October 23, 2002; and one-year renewal on October 22, 2003
- A/E Services, Project A0814, Amelia Earhart Elementary, on August 21, 2002
- A/E Services, Re-roofing projects at Banyan, Bent Tree, and Emerson Elementary Schools, on March 13, 2002

The most recent overall performance 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 for Architektnics, Inc., are Lourdes Rodriguez and Ramon G. Perez-Alonso. The firm is located at 7450 S.W. 48 Street, Miami, Florida 33155.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of Architektnics, Architects & Planners, Inc., as Architects/Engineers for Renovations and Remodeling at Henry H. Filer Middle School, Project No. A0833, for the following consideration:

- 1) a lump sum fee of \$143,500 for Basic Services, or 6.4% of an estimated construction cost of \$2,258,090;
- 2) a not-to-exceed amount of \$20,000 for Board-authorized site visits, and
- 3) additional terms and conditions as set forth in the body of the agenda item.

NAD:SG:sgg