

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: COMMISSIONING OF ARCHITEKNICS, INC., TO PROVIDE ARCHITECTURAL/ENGINEERING SERVICES FOR THE ADDITION, RENOVATION AND REMODELING PROJECT AT MERRICK EDUCATIONAL CENTER, PROJECT NO. AK0043

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

On October 1, 2001, the Board issued a Work Order to Architeknic, Inc. to provide final scope definition and programming services for the addition, renovations and remodeling project at Merrick Educational Center, under an Architectural/Engineering Projects Consultant (A/EPC) term contract. The Final Scope Definition/ Program was completed by Architeknic, Inc., and approved.

On December 6, 2001, staff completed the selection process for one Architectural/Engineering firm to provide Architect/Engineers (A/E) services. Of the seventeen firms that applied, ten firms were short-listed. On December 4, 2001, the A/E Selection Committee interviewed and ranked the following nine firms (one firm did not interview):

- Architeknic Inc.
- KVH Architects, P.A.
- Santos Raimundez Architects, P.A.
- LIVS Associates
- Johnson Associates Architects, Inc.
- Landera Associates, P.A.
- R. J. Heisenbottle Architects, P.A.
- Rodriguez Peterson & Porras, Architects, Inc.
- Panzuela & Hevia Design Group, Inc.

The recommendation for A/E commissioning for this project was delayed due to funding issues, which have recently been resolved. The Program was up-dated by Architeknic, Inc., on October 26, 2004. The project will be assigned to a Construction Manager at-Risk contractor with a targeted award date of May 18, 2005. The estimated cost of construction is \$1,554,543.

Project Scope

The project scope includes, but is not limited to, 8 restrooms, one elevator, and a covered walkway addition; 12 additional parking spaces; resurfacing of parking lots and drainage corrections; new entry covered walkway and new ramps; electrical renovations; corridor and classroom ceiling and lighting replacements; window renovations and replacements; ADA compliance up-grades (includes accessible doors, hardware, signage, etc.); up-grade public address/clock and fire alarm systems; miscellaneous security and safety-to-life corrections; and minor renovations throughout the facility.

Negotiations with Architektnics, Inc. have been successfully concluded as follows:

Terms and Conditions

The negotiated lump sum basic services fee agreed to by Architektnics, Inc. for design and construction document preparation and construction administration is \$93,870, which represents approximately 6.04% of the estimated construction cost of \$1,554,543. A summary of the negotiated basic services fee is as follows:

Phase III (50% submittal)	\$ 30,507.75
Phase III (100% completed/approved)	\$ 30,507.75
Bidding	\$ 4,693.50
Construction Administration	\$ 23,467.50
Closeout	\$ 3,754.80
Warranty	\$ <u>938.70</u>
TOTAL BASIC SERVICES FEE:	\$ 93,870.00

Other terms and Conditions

- A not-to-exceed amount of \$20,000 for 80 additional Board-authorized site visits (Site visit rate is set at \$250/visit for the architect, and \$250/visit for each designated specialist);
- 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 \$115/hour for additional services authorized by staff;

- Reproduction expenses will be reimbursed by the Board on a direct cost basis, per conditions stipulated by contract;
- A provisional multiplier for hourly compensation is limited to 2.45 for additional services approved by staff;
- 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 firm has agreed to the terms and conditions of the Agreement;

Project Fund

Fund: 0378, Object: 5680, Location: 9732, Program: 2127, 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 No. A01033, William Jennings Bryan EI, on December 15, 2004
- A/E Services, Site Adaptations for Multi-story Prototype Buildings to Relieve Overcrowding at Various Locations, on November 17, 2004
- A/E Services, Programming (Part 1) for Henry Filer Middle, Project No. A0833, on September 8, 2004
- A/EPC Term Contract, on October 23, 2002; and one-year renewal on October 22, 2003
- A/E Services, Project No. 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, Inc., to provide Architectural/Engineering services for the addition, renovation and remodeling project at Merrick Educational Center, Project No. AK0043, for the following consideration:

- 1) a lump sum fee of \$93,870 for Basic Services, which represents approximately 6.04% of the estimated construction cost of \$1,554,543
- 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