

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: COMMISSIONING OF REYNOLDS, SMITH AND HILLS, INC. AS THE ARCHITECT/ENGINEERS FOR DEFERRED MAINTENANCE PROJECT PACKAGE # 2 CONSISTING OF RE-ROOFING AT HIALEAH-MIAMI LAKES SENIOR, PROJECT NO. AM01055; AT SHADOWLAWN ELEMENTARY, PROJECT NO. AM01071; AT JOHN F. KENNEDY MIDDLE, PROJECT NO. AM01058; AND AT LINDSEY HOPKINS TECHNICAL EDUCATIONAL CENTER, PROJECT NO. 00128300

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 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.

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

Committee Members

- Annie Betancourt
- Auguste Nicoleau
- Francis Hoar
- Carl Nicoleau
- Lissette Gonzalez
- Dennis Caserta (Non-voting)
- Veretas Fernandes (Non-voting)

Representing

- Appointee of the Superintendent
- Facilities Management
- Facilities Management
- Facilities Management
- Dept. of A/E Selection, Negotiations & Design Mngt.
- Div. of Business Development & Assistance
- Office of Management & Compliance Audits

The first-ranked firm of URS Corporation Southern was previously commissioned to provide A/E Services for seven projects titled Deferred Maintenance Project Package # 1.

Staff selected the second-ranked firm of Reynolds, Smith and Hills, Inc., to provide A/E Services for four projects titled Deferred Maintenance Project Package # 2. Recommendations for additional Deferred Maintenance and ADA project packages will be submitted to the Board at a later date. Services for Project Package # 2 will include the design of roofing systems, evaluation and recommendations of the existing rooftop equipment as well as roof water runoff / site drainage assessment for the following selected facilities:

Project Scope

The scope of work for Deferred Maintenance Package # 2 includes the following projects:

1. HIALEAH-MIAMI LAKES SENIOR - Re-roofing, Project No. AM01055
 - Construction budget of \$ 1,200,397
2. SHADOWLAWN ELEMENTARY - Re-roofing, Project No. AM01071
 - Construction budget of \$ 384,551
3. JOHN F. KENNEDY MIDDLE - Re-roofing, Project No. AM01058
 - Construction budget of \$ 864,136
4. LINDSEY HOPKINS EDUCATIONAL CENTER - Re-roofing, Project No. 00128300
 - Construction budget of \$ 884,112

The overall total construction budget for the four listed projects is \$ 3,293,196. Construction of these projects will be executed via Conventional Bid, Construction Management at-Risk or Job Order Contract delivery methods.

Negotiations with RS&H have been successfully concluded as follows:

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Terms & Conditions

The negotiated lump sum basic services fee agreed to by RS&H for site verification services for the four referenced projects is \$11,000 and for full A/E services, including design, bidding and Construction Administration (CA), for the referenced projects is \$ 179,550. This fee represents 5.45% of the estimated construction cost of \$ 3,293,196. In addition, a lump sum fee of \$4,000 per selected facility for roof runoff / site drainage assessment was also agreed by RS&H.

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

SCHEDULE OF PROJECT FEES FOR:	SITE DRAINAGE ASSESSMENT	SITE VERIFICATION	PHASE III, BIDDING & CA
1. Hialeah-Miami Lakes Senior	\$4,000	\$2,500	\$63,000
2. Shadowlawn Elementary	N/A	\$2,500	\$26,900
3. John F. Kennedy Middle	N/A	\$3,500	\$45,350
4. Lindsey Hopkins Educational Center	\$4,000	\$2,500	\$44,300
BASIC SERVICES FEE	\$8,000	\$11,000	\$179,550
TOTAL BASIC SERVICES FEE	\$ 198,550		

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 252 additional site visits at a flat fee of \$250/visit during construction, totaling a not-to-exceed amount of \$63,000 based on the following:

Other terms and conditions were negotiated as follows:

- The cost of printing shall be reimbursed by the Board on a direct cost basis;
- The cost of required testing to perform initial assessment 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' rate is set at \$125/hour for the A/E and 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 complete the Phase III documents within 60 days.

Project Fund

The funding source for this project is as follows:

PROJECT No.	Fund	Object	Location	Program	Function
AM01055	0731	0310	5680	1171	7431
AM01071	4961	0397	5680	1171	7431
AM01058	6301	0367	5680	1171	7431
00128300	9241	0313	5680	1171	7400

Prior Commissioning & Performance Evaluation

The Board has commissioned RS&H for the following contracts within the last three years:

- DCP for K-8 Conversion at Eugenia B. Thomas Elementary, on October 15, 2003
- Amendment to DCP Agreement to provide full A/E services for State School "YY" at Howard D. McMillan Middle, on January 15, 2003

- DCP for Addition to State School "YY" at Howard D. McMillan Middle, on August 21, 2002
- DCP for State School "YY" at Howard D. McMillan Middle, on February 13, 2002

The most recent overall performance evaluation score issued by staff to RS&H was for the quarter ending September 30, 2004. Based on a scale of 1-5, the firm received a score of 3.39 for A/E Services.

Principals

The Principal of RS&H responsible for this project package is Reinaldo Vera. The firm is located at 6161 Blue Lagoon Drive, Suite 200, Miami, Florida 33126.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Reynolds, Smith and Hill, Inc. as Architect/Engineers for Deferred Maintenance Project Package # 2 consisting of Re-roofing projects at Hialeah-Miami Lakes Senior, Project No. AM01055; at Shadowlawn Elementary, Project No. AM01071; at John F. Kennedy Middle, Project No. AM01058; and at Lindsey Hopkins Educational Center, Project No. 00128300; under the following terms and conditions:

- 1) a lump sum basic services fee of \$198,550 (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