

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: COMMISSIONING OF ARCHITEKNICS, INC., AS ARCHITECT/ENGINEERS FOR WINDOW REPLACEMENT PROJECTS AT FIENBERG/FISHER ELEMENTARY SCHOOL, PROJECT NO. A01011, AND W. J. BRYAN ELEMENTARY SCHOOL, PROJECT NO. A01033

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

On December 15, 2004, the Board commissioned the firm of Architektnics, Inc., to provide program validation/final scope definition services for these two projects. This Part 1 commissioning was necessary in order to provide the Board with more detailed information regarding structural issues for both projects. In conjunction with the Construction Management (CM) at-Risk firm (commissioned for pre-construction services by the Board in January 2005), limited selective demolition at was conducted at both sites. The findings from Part 1 have significantly altered (increased) the scopes of work, and the construction schedules for both projects.

Part 1 is completed. The Program Validation/Final Scope Definition documents were submitted by Architektnics, Inc., January 25, 2005, and approved by M-DCPS. Upon approval by the Board, Part 2 of the commissioning for these two projects may now proceed.

Project Scope

The Scope of Work for both projects includes, but is not limited to, the removal and replacement of all existing windows, structural repairs to window openings, removal and replacement of moisture-damaged interior finishes, removal and replacement of deteriorated steel doors and frames, ceiling and lighting replacements, new window shading system, installation of egress windows and signage, replacement of existing A/C wall units with new HVAC system and new cooling tower, minor electrical work, patching and repairs to exterior stucco surfaces, and complete interior and exterior re-painting. The up-dated construction budget for Fienberg/Fisher Elementary School is \$8,184,176, and for W. J. Bryan Elementary School, \$4,898,966. Staff contemplates a single CM at-Risk firm will execute construction of both projects simultaneously.

Negotiations with Architektnics, Inc., for complete A/E services have been successfully concluded as follows:

Terms & Conditions

- The negotiated lump sum basic services fees agreed to by Architektnics, Inc., for preparation of design and construction documents, and subsequent construction administration are:

Project No. A01011 - Fienberg/Fisher Elementary: \$526,350
Project No. A01033 - W. J. Bryan Elementary: \$322,350

The A/E basic services fee for Fienberg/Fisher Elementary represents approximately 6.43% of the \$8,184,176 estimated construction cost. The A/E basic services fee for W. J. Bryan Elementary represents approximately 6.58% of the \$4,898,966 estimated construction cost.

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

	<u>Fienberg/ Fisher El</u>	<u>Bryan El</u>
Phase II/III Construction Documents (50% submittal):	\$171,125	\$104,735
Phase II/III Construction Documents (100% completed/ approved):	\$171,125	\$104,735
Bidding and Award:	\$ 26,200	\$ 16,165
Construction Administration (through Substantial Completion):	\$131,600	\$ 80,535
Punch List/Close Out:	\$ 21,080	\$ 12,960
Warranty Services:	<u>\$ 5,220</u>	<u>\$ 3,220</u>
TOTAL BASIC SERVICES FEE:	\$526,350	\$322,350

Other Terms and Conditions

- At the option of the Board's designee, during the construction phase, the A/E and the A/E's designated specialists, shall provide site visits as follows:

Fienberg/Fisher El: 312 Site Visits at \$250/visit, not-to exceed \$78,000
Bryan El: 234 Site Visits at \$250/visit, not-to-exceed \$58,500

- The Principals' rates are set at \$115/hour for Board designee's-authorized additional services;

- The multiplier for hourly compensation is limited to 2.45 for any additional work approved by the Board designee;
- The Site Visits rate for any additional site visits authorized by the Board's designee is \$250/Visit;
- The A/E shall maintain no less than a \$2 million professional liability insurance policy with a maximum deductible of \$50,000;
- The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the A/E Agreement; and
- 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.
- The A/E has accepted the terms and conditions of the Agreement.

Project Funds

A01011: Fund 0368, Object 5680, Location 0761, Program 1893 and Function 7400
 A01033: Fund 0368, Object 5680, Location 0561, Program 1869 and Function 7400

Prior Commissioning & Performance Evaluation

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

- A/E Services, Merrick Educational Center, Project No. AK0043 January 19, 2005
- A/E Services, (Part 2), Henry H. Filer Middle, Project No. A0833, on January 19, 2005
- A/E Services, (Part 1) Final Scope Definition, Fienberg/Fisher EI, Project No. A01011, and William Jennings Bryan EI, Project No. A01033, 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, (Part 1) Programming, Henry H. Filer Middle, Project No. A0833, on September 8, 2004
- Architectural/Engineering Projects Consultant Term Contract, on October 23, 2002; and one-year renewal on October 22, 2003
- A/E Services, Amelia Earhart Elementary, Project No. A0814, 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 evaluation score issued by staff to Architektnics, Inc. was for the quarter ending December 31, 2004. Based on a performance scale of 1-5, the firm received a score of 3.51.

Principals

The Principals of Architektnics, Inc., are Lourdes Rodriguez and Ramon G. Perez-Alonso. The firm is located at 7450 Southwest 48th Street, Miami, Florida 33155.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Architektnics, Inc., as Architects/Engineers for the Window Replacement projects at Fienberg/Fisher Elementary, Project No. A01011, and W. J. Bryan Elementary, Project No. A01033, as follows:

- 1) window Replacement Project at Fienberg/Fisher Elementary, the negotiated lump sum fee for Basic Services of \$526,350;
- 2) window Replacement Project at W. J. Bryan Elementary, the negotiated lump sum fee for Basic Services of \$322,350; and
- 3) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg