

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: COMMISSIONING OF BORRELLI & PARTNERS, INC., (FORMERLY BORRELLI & ASSOCIATES, INC.) AS ARCHITECT/ENGINEERS FOR RENOVATIONS & REMODELING AT MIAMI SPRINGS SENIOR HIGH SCHOOL, PROJECT NO. A01085

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).

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
- Architektnics, 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

Representing

- | | |
|---------------------|---|
| • Fernando Albuerne | Appointee of the Superintendent |
| • Alex Peraza | Facilities Management |
| • Humberto Cabanas | Facilities Management |
| • Rolando Necuze | Facilities Management |
| • Sharon Grau | Dept. of A/E Selection, Negotiations & Design Mgmt. |

Committee Members

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

Representing

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

Negotiations with the seven highest-ranked firms are either contemplated or completed for other Facilities Work Program FY 03-04 projects, as described in the legal advertisement.

Borrelli and Partners, Inc., was selected by staff to provide complete A/E services for the Renovations and Remodeling project at Miami Springs Senior High School.

Project Scope

The project includes, but is not limited to, ADA deficiency corrections throughout the entire facility; Safety-to-Life deficiency corrections (e.g. Building 2, Classrooms 219-224 remodeling, Auditorium electrical panel and transformer up-grades, demolition and renovations/remodeling of twelve group toilets in Building 1); Auditorium up-grades include seating replacement, new carpeting over exposed concrete floor (except at seating areas), re-finishing of stage floor, replacement of existing lighting grid and system hardware, and installation of a new sound system; removal and replacement of the Gymnasium bleachers, flooring, wall padding, scoreboards, and sound system are to be removed and replaced; the gym storage room is to be completely renovated; the cafeteria staff toilet is to be provided with hot water and a new exhaust system.

Negotiations with Borrelli & Associates, for architectural/engineering services have been successfully concluded as follows:

Terms & Conditions

The negotiated lump sum fee for basic services agreed to by Borrelli and Partners, Inc., for scope validation, preparation of design and construction documents, and subsequent construction administration is \$200,533. This fee represents approximately 8.5% of \$2,359,208, the current estimated construction cost.

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

Program Validation/Final Scope Definition:	\$ 15,851
Phase I – completed/approved:	\$ 23,776
Phase II/III Construction Documents (50% submittal):	\$ 50,373
Phase II/III Construction Documents (100% submittal completed/approved):	\$ 50,373
Bidding/Award Services:	\$ 6,000
Construction Administration:	\$ 44,135

Punch List/Close-Out:	\$ 8,025
Warranty Period Services	<u>\$ 2,000</u>
TOTAL BASIC SERVICES FEES:	\$200,533

Other Terms and Conditions

- The negotiated not-to-exceed lump sum fee for Board-designee's authorized Site Visits is \$18,000 (or a maximum of 60 Site Visits at \$300/Visit);
- A not-to-exceed fee of \$12,000 for an acoustical engineering consultant;
- A not-to-exceed fee of \$12,000 for a stage lighting engineering consultant;
- The Principals' rates are set at \$150/hour for the Architect, and \$125/hour for the Engineers, 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 A/E shall maintain no less than a \$1 million professional liability insurance policy with a maximum deductible of \$25,000;
- The Site Visits rate for any additional site visits authorized by the Board's designee is \$300/Visit;
- 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 Fund

Fund: 0367 Object: 5680 Location: 7511 Program: 2675 Function: 7400

Prior Commissioning & Performance Evaluation

The Board has not commissioned Borrelli & Partners, Inc. (formerly Borrelli & Associates, Inc.), for any projects within the last three years.

Borrelli & Partners, Inc., (formerly Borrelli & Associates, Inc.), has not been evaluated by staff for the past three years.

Principals

The Principal of Borrelli & Partners, Inc. is Jaime E. Borrelli. The firm is located at 4960 Southwest 72nd Avenue, Suite 408, Miami, Florida 33155.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Borrelli & Partners, Inc., as Architect/Engineer for the Renovations and Remodeling Project at Miami Springs Senior High School, Project No. A01085, as follows:

- 1) a lump sum fee of \$200,533 for Basic Services, and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg