

Business Operations
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: COMMISSIONING OF THE ARCHITECTURAL PARTNERSHIP, INC.,
AS ARCHITECT/ENGINEERS FOR CEILING AND LIGHTING
REPLACEMENT & PAINT AT MIAMI CORAL PARK SENIOR HIGH
SCHOOL, PROJECT NO. A01084**

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
- Architeknic, 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:

<u>Committee Members</u>	<u>Representing</u>
• 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 five highest-ranked firms are either contemplated or completed for other Facilities Work Program FY 03-04 projects, as described in the legal advertisement.

The Architectural Partnership, Inc., (TAP), was selected by staff to provide complete A/E services for the Ceiling and Lighting Replacement and Paint project at Miami Coral Park Senior High School.

Project Scope

The project includes, but is not limited to, Safety-to-Life and ADA deficiency corrections throughout the facility; the replacement of ceilings and lighting in Building 1 (to include emergency lighting and associated minor electrical work); alterations to the Men's and Women's locker rooms; replacement of existing bleachers; removal and replacement of the Gym hardwood flooring, ceiling and lighting; renovations to the gymnasium toilet rooms; and complete interior and exterior painting. Site work includes but is not limited to drainage corrections at the football field, and between Buildings 1 and 3, with re-grading, new irrigation system, and new sod.

Negotiations with TAP, for Architectural/Engineering services have been successfully concluded as follows:

Terms & Conditions

The negotiated lump sum fee for basic services agreed to by TAP for scope validation, preparation of design and construction documents, and subsequent construction administration is \$338,490. This fee represents approximately 7.47% of \$4,531,920, the current estimated construction cost.

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

Program Validation/Final Scope Definition	\$ 21,250.00
Phase II/III Construction Documents (50% submittal)	\$111,034.00
Phase II/III Construction Documents (100% submittal completed/approved)	\$111,034.00
Bidding/Award Services	\$ 15,862.00
Construction Administration	\$ 63,448.00

Punch List/Close-Out	\$ 12,690.00
Warranty	<u>\$ 3,172.00</u>
TOTAL BASIC SERVICES FEES:	\$338,490.00

Other Terms and Conditions

- The negotiated not-to-exceed lump sum fee for Board-designee's authorized Site Visits is \$20,500 (or a maximum of 82 Site Visits at \$250/Visit);
- The Principals' rates are set at \$125/hour for the Architect, and \$110/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 \$2 million professional liability insurance policy with a maximum deductible of \$50,000;
- The Site Visits rate for any additional site visits authorized by the Board's designee is \$250/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: 7271 Program: 2651 Function: 7400

Prior Commissioning & Performance Evaluation

The Board has commissioned TAP for the following project within the last three years:

DCP Services for State School "NN-1", New Prototype Middle School, Project No. A0726, on January 14, 2004

A/EPC Services for a Four-year Term Contract for Miscellaneous projects, on April 14, 2004

DCP Services (Programming) for State School "CCC-1" (South Dade Senior Sigh School Replacement), New Senior High School, Project No. A01017, on June 16, 2004

The most recent overall performance evaluation score issued by staff to TAP was for the quarter ending December 31, 2004. Based on a performance scale of 1-5, the firm received a score of 3.29.

Principals

The Principals of The Architectural Partnership, Inc., are J. David Perez and Jorge Cibran. The firm is located at 5710 Southwest 41st Street, Miami, Florida 33155.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission The Architectural Partnership, Inc., as Architect/Engineer for the Renovations and Remodeling Project at Miami Coral Park Senior High School, Project No. A01084, as follows:

- 1) A lump sum fee of \$338,490 for Basic Services, and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg