

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: COMMISSIONING OF LAURA M. PEREZ AND ASSOCIATES, INC., AS PROJECT ARCHITECT/ENGINEERS FOR DEFERRED MAINTENANCE PROJECT PACKAGE #3 CONSISTING OF REMODELING AND RENOVATIONS AT ALLAPATTAH MIDDLE, PROJECT NO. LP-0040; AND REMEDIATION RENOVATIONS AT HIALEAH MIDDLE AND AMELIA EARHART ELEMENTARY, PROJECT NO. A01095

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 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:

<u>Ranking</u>	<u>Firm</u>
1	URS Corporation Southern
2	Reynolds, Smith and Hills, Inc.
3	Laura M. Perez & Associates
4	BBA Joint Venture
5	MCH / APEC Joint Venture
6	KVH Architects, P.A.
7	Corzo Castella Carballo Thompson Salman, P.A.
8	A.D.A. Engineering, Inc.
9	Avart, Inc.
10	Architects International, Inc.
11	Architektnics Architects & Planners
12	Rodriguez Peterson & Porras Architects, Inc.
13	SBLM Architects, P.A.

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

<u>Committee Members</u>	<u>Representing</u>
• Annie Betancourt	Appointee of the Superintendent
• Auguste Nicoleau	Facilities Management
• Francis Hoar	Facilities Management
• Carl Nicoleau	Facilities Management
• Lissette Gonzalez	Dept. of A/E Selection, Negotiations & Design Mngt.
• Dennis Caserta (Non-voting)	Div. of Business Development & Assistance
• Veretas Fernandes (Non-voting)	Office of Management & Compliance Audits

The Board has commissioned the first and second-ranked firms for Project Packages #1 and #2 respectively. Additional commissioning recommendations for other Deferred Maintenance and ADA project packages will be submitted to the Board at a later date.

Staff selected the third-ranked firm of Laura M. Perez and Associates, Inc. (LMP), as Project A/E (including all required consultants) for two projects titled Deferred Maintenance Project Package #3.

Project Scope

Deferred Maintenance Package #3 includes the following projects:

1. ALLAPATTAH MIDDLE - Remodeling/Renovation, Project No. LP-0040. Scope of work includes, but not limited to, renovations at the Auditorium and Locker Room, remodeling at the Media Center, new Spill-Out area (not covered), fencing replacement and/or repairs, new security surveillance cameras system, window replacement and technology upgrades.
 - Construction budget of \$ 1,790,354
2. HIALEAH MIDDLE / AMELIA EARHART ELEMENTARY - Remediation Renovations, Project No. A01095. Scope of work includes, but not limited to, completion of remaining open, uncorrected or incompletd punch list items from previous projects A0569 and A0570, completion of selected items from Needs Assessment Survey for both facilities, prepared by MDCPS Maintenance and Operations, remediation and repair of stucco, structural defects, exterior wall cracks, leaks in and around windows and wall openings, roof leaks, improper drainage, excessive humidity in the building interior and other construction provided under Projects A0569 and A0570, and selective window replacement, correction of deficiencies in the fire alarm system of both schools.
 - Construction budget of \$ 2,956,354

The overall total construction budget for both projects is \$ 4,746,708. Construction of these projects will be executed via Conventional Bid or Construction Management at-Risk.

Negotiations with LMP have been successfully concluded as follows:

Terms & Conditions

The negotiated lump sum basic services fee agreed to by LMP for scope/budget/schedule validation, preparation of design and construction documents, and subsequent construction administration for Allapattah Middle is \$184,966. This fee represents 10.33% of the estimated construction cost of \$ 1,790,354. The negotiated lump sum fee agreed to by LMP for programming for Hialeah Middle / Amelia Earhart Elementary is \$40,800.

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

SCHEDULE OF PROJECT FEES FOR:	PROGRAMMING	PHASE II / III, BIDDING & CA
1. Allapattah Middle	N/A	\$184,966
2. Hialeah Middle / Amelia Earhart Elementary	\$40,800	To be Negotiated
BASIC SERVICES FEE	\$40,800	\$184,966
TOTAL BASIC SERVICES FEE	\$ 225,766	

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:

- For Allapattah Middle, the A/E will provide up to 45 site visits for the duration of the construction, at a fee of \$250/visit (total not-to-exceed \$11,250);
- 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 \$120/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 \$50,000;
- 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 120 days.

Project Fund

The funding source for this project is as follows:

PROJECT No.	Fund	Object	Location	Program	Function
LP-0040	0380	5680	6011	2808	7400
A01095	0350	5680	1521	1963	7400

Prior Commissioning & Performance Evaluation

The Board has commissioned LMP for the following contracts within the last three years:

- A/E Services (Part 2), Miami Lakes Educational Center, Project No. A0815, on March 16, 2005
- A/E Services, Programming (Part 1), Palm Springs Middle, Project No. A01002, on January 19, 2005
- A/E Services, Programming (Part 1), Miami Lakes Educational Center, Project A0815, on April 14, 2004
- A/EPC Services, Four-year term Miscellaneous Projects, on April 14, 2004

The most recent overall performance evaluation score issued by staff to LMP was for the quarter ending December 31, 2004. Based on a scale of 1-5, the firm received a score of 3.54 for A/E Services.

Principals

The Principal of LMP responsible for this project package is Laura Perez. The firm is located at 2401 N.W. 7th Street, Miami, Florida 33125.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Laura M. Perez & Associates, Inc., as Project Architect/Engineers for Deferred Maintenance Project Package #3 consisting of Renovation/Remodeling at Allapattah Middle, Project No. LP-0040; and Remediation Renovations at Hialeah Middle and Amelia Earhart Elementary, Project No. A01095; under the following terms and conditions:

- 1) a lump sum basic services fee of \$225,766 (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