

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF HARPER AIKEN PARTNERS, INC., AS PROJECT ARCHITECT/ENGINEER FOR THE RENOVATIONS, REMODELING AND ADDITIONS AT NORTH HIALEAH ELEMENTARY, PROJECT NO. A0750D

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

On April 13, 2005, the Board commissioned Harper Aiken Partners, Inc., (HAP), to provide Architectural/Engineering services for the following three projects:

- Project Architect/Engineer (A/E) for New Media Center at North Hialeah Elementary, Project No. A0750D
- Master planning for New Cafetorium and Media Center at Skyway Elementary, Project No. A01097
- Master planning for New Cafetorium and Media Center at Palm Springs North Elementary, Project No. A01001

After further review of the project requirements by staff, HAP was requested to provide master planning services for North Hialeah Elementary as additional services. The Master Plan for North Hialeah Elementary was submitted to Miami-Dade County Public Schools (MDCPS) on August 19, 2005, with two options. Option 2, consisting of additional new construction, remodeling and renovations, was reviewed and approved by staff on September 23, 2005.

The original construction cost of the project at North Hialeah Elementary was estimated to be \$953,568, with A/E fees of \$122,000. Due to significant scope increases, the A/E services commissioned on April 13, 2005, as they pertain to North Hialeah Elementary, are to be cancelled. This commissioning recommendation will represent the Board's authorization for full A/E services on the newly defined project.

The Master Plans for Skyway Elementary and Palm Springs North Elementary have been completed. The A/E services for Skyway Elementary and Palm Springs North Elementary will be assigned to another A/E.

Project Scope

The current expanded Scope of Work includes, but is not limited to the following:

- New cafetorium and service yard
- Remodeling of existing cafetorium to new media center and public toilets
- Remodeling of existing media center to new classrooms
- Addition to and remodeling of existing administration area including new main entrance
- Renovations of existing classrooms and toilet rooms (window and a/c replacements, lighting and painting)
- Interior and exterior corridor up-grades (lighting, flooring, painting), and
- Site work (new staff parking, landscaping and bus drop off)

The current estimated construction cost is \$6,516,525. Negotiations with HAP have been successfully concluded as follows:

Terms & Conditions

The negotiated lump sum fee for Basic Services (i.e. design and construction documents, and subsequent construction administration services) is \$563,340, which represents approximately 8.6% of \$6,516,525, the current estimated construction cost.

A summary of the negotiated Basic Services fee is as follows:

Phase I – Schematic Design 100% completed:	\$ 58,500
Phase II – Design Development 100% completed/approved:	\$123,440
Phase III – Construction Documents 50% Submittal completed:	\$ 87,750
100% Submittal completed/approved:	\$ 87,750
Phase IV - Bid/Award Services:	\$ 29,250
Phase V - Construction Administration Through Substantial Completion:	\$147,116
Punch List and Close Out completed:	\$ 22,534
Phase VI – Warranty Services completed:	<u>\$ 7,000</u>
TOTAL BASIC SERVICES FEE:	\$563,340

Other Terms and Conditions

Other Terms and Conditions

- Kitchen/Food Service Consultant, not-to-exceed: \$12,000
- Acoustical Consultant, not-to-exceed: \$10,000
- The negotiated not-to-exceed lump sum fee for additional Site Visits authorized by the Board's designee is \$18,000 (or a maximum of 60 additional Site Visits at \$300/Visit);
- The Principals' rates are set at \$125/hour for either the Architect or the Engineers, for additional services authorized by the Board's designee;
- The multiplier for hourly compensation is limited to 2.45 for any additional services approved by the Board's designee;
- All A/E services related to North Hialeah Elementary contained in the A/E Agreement dated April 13, 2005, are replaced by this commissioning recommendation;
- The Board shall reimburse the A/E for the cost of reproducing Board-requested contract documents on a direct cost basis;
- The Board shall reimburse the A/E for the actual cost of procuring a \$1.0 million Project Specific Professional Liability Insurance policy, with a maximum deductible of \$50,000, at a not-to-exceed amount of \$90,000, subject to approval by MDCPS' Department of Risk & Benefits Management;
- 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 accepted the terms and conditions of the Agreement.

Project Fund

Fund: 0313, Object: 5630, Location: 3901, Program: 2184, Function: 7400

Prior Commissioning & Performance Evaluation

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

- April 13, 2005 - A/E Services, New Media Center at North Hialeah Elementary, Project No. A0750D, Master Planning for New Cafetorium and Media Center at Skyway Elementary, Project No. A01097, and at Palm Springs North Elementary, Project No. A01001.

Skyway Elementary, Project No. A01097, and at Palm Springs North Elementary, Project No. A01001.

The most recent overall performance evaluation score issued by staff to Harper Aiken Partners, Inc., formerly known as Harper Partners, Inc., was for the quarter ending June 30, 2005. Based on a performance scale of 1-5, the firm received a score of 3.34.

Principals

The Principal of Harper Aiken Partners, Inc., is David Michael Harper. The firm is located at 201 Alhambra Circle, Suite 800, Coral Gables, Florida 33134.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Harper Aiken Partners, Inc., as Project Architect/Engineer for the Renovations, Remodeling and Additions at North Hialeah Elementary, Project No. A0750D, as follows:

- 1) a lump sum fee of \$563,340 for Basic Services; and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg