

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF KVH ARCHITECTS, P.A., AS ARCHITECT/ENGINEERS FOR DEFERRED MAINTENANCE PACKAGE #6, VARIOUS RE-ROOFING PROJECTS AT:**

- **GEORGE WASHINGTON CARVER MIDDLE, PROJECT NO. BM01167;**
- **CENTRAL MAINTENANCE, PROJECT NO. 00268200;**
- **CUTLER RIDGE MIDDLE, PROJECT NO. 00257700;**
- **HOMESTEAD MIDDLE, PROJECT NO. 00258200;**
- **NATURAL BRIDGE ELEMENTARY, PROJECT NO. BM01182;**
- **WESLEY MATTHEWS ELEMENTARY, PROJECT NO. 00267000;**  
**AND**
- **WHISPERING PINES ELEMENTARY, PROJECT NO. 00259800**

**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 Projects 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:

- URS Corporation Southern
- Reynolds, Smith and Hills, Inc.
- Laura M. Perez & Associates
- BBA Joint Venture
- MCH / APEC Joint Venture
- KVH Architects, P.A.
- Corzo Castella Carballo Thompson Salman, P.A.
- A.D.A. Engineering, Inc.
- Avart, Inc.
- Architects International, Inc.
- Architeknic Architects & Planners
- Rodriguez Peterson & Porras Architects, Inc.
- 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	A/E Selection, Negotiations & Design Management
Dennis Caserta (Non-voting)	Div. of Business Development & Assistance
Veretas Fernandes (Non-voting)	Office of Management & Compliance Audits

The four highest-ranked firms were previously commissioned to provide architectural/engineering services for four projects titled Deferred Maintenance Project (DMP) Packages # 1 through and including #4. DMP Package #5 (Renovations and Remodeling at Miami Northwestern Senior High School) was declined by the fifth-ranked firm, MCH/APEC Joint Venture, and was assigned to URS, as Program Manager, for programming.

Staff selected the sixth-ranked firm of KVH Architects, P.A., (KVH), to provide architectural/engineering services for seven projects titled DMP Package #6. Recommendations for additional Deferred Maintenance and ADA project packages will be submitted to the Board at a later date.

Services for DMP Package #6 will include, but are not limited to, full architectural/engineering services for the design of roofing systems, evaluation of and recommendations for the existing rooftop equipment as well as roof water runoff / site drainage assessment for the following projects:

### Project Scope

1. George W. Carver Middle – Re-Roofing, Project No. BM01167  
Re-roofing of entire school including, but not limited to, demolition of existing single-ply roofing and insulation, replacement of deck at gym, temporary system installation, a new 20-year modified roofing system over new insulation, HVAC replacement and relocation of electrical/plumbing as necessary.
  - Construction budget of \$1,170,400
2. Central Maintenance – Re-Roofing, Project No. 00268200  
Re-roofing of entire facility including, but not limited to, installation of new insulation (if required), a new 20-year modified roofing system over recently installed temporary system, HVAC replacement and relocation of electrical/plumbing as necessary.
  - Construction Budget of \$2,061,379

3. Cutler Ridge Middle – General Repairs and Rehabilitation, Project No. 00257700  
Re-roofing of entire school including, but not limited to, demolition of existing single-ply roofing, installation of a new 20-year modified roofing system over new insulation (if required), HVAC replacement (approximately 32 HVAC units and associated air handlers and replacement of the K-pod A/C unit) and relocation of electrical/plumbing piping as necessary.
  - Construction budget of \$1,596,545
  
4. Homestead Middle – General Repairs and Rehabilitation, Project No. 00258200  
Re-roofing of entire school including, but not limited to, demolition of existing single-ply roofing, installation of a new 20-year modified roofing system over insulation (if required), HVAC replacement and relocation of electrical/plumbing piping as necessary.
  - Construction budget of \$1,324,205
  
5. Natural Bridge Elementary – Re-Roofing, Project No. BM01182  
Re-roofing of entire school including, but not limited to, replacement of existing single-ply roofing with a new 20-year modified roofing system and new insulation (if required), HVAC replacement and relocation of electrical/plumbing piping as necessary.
  - Construction budget of \$730,000
  
6. Wesley Matthews Elementary – Re-Roofing, Project No. 00267000  
Re-roofing of entire school including, but not limited to, replacement of existing shingle and standing seam (walkways) roofing with a new 20-year single-ply roofing system (standing seam imitation) and relocation of electrical/plumbing piping as necessary.
  - Construction budget of \$750,000
  
7. Whispering Pines Elementary – Re-Roofing, Project No. 00259800  
Re-roofing of entire school including, but not limited to, demolition of existing single-ply and gravel built-up roofing systems, a new 20-year modified roofing system over new insulation (if required), upgrade of existing modified roof areas with new coating on walls, improvement of drainage, replacement of HVAC unit and relocation of electrical/plumbing piping.
  - Construction budget of \$1,209,545

Construction of these projects will be via conventional bid, construction management at-risk, or term bid, or a combination of the three delivery methods.

**Negotiations with KVH have been successfully concluded as follows:**

Terms & Conditions

The overall negotiated lump sum basic services fee agreed to by KVH, including site verification, site drainage assessment, design, bidding, Construction Administration (CA), and all related printing costs for the referenced projects is \$467,745. This fee represents approximately 5.29% of the overall estimated construction cost of \$8,842,072.

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

<b>SCHEDULE OF FEES</b>	<b>CONSTRUCTION BUDGET</b>	<b>BASIC SERVICES*</b>
1. George W. Carver Middle	1,170,400	71,864
2. Central Maintenance	2,061,379	87,500
3. Cutler Ridge Middle	1,596,545	84,389
4. Homestead Middle	1,324,205	69,994
5. Natural Bridge Elementary	730,000	38,585
6. Wesley Matthews Elementary	750,000	51,428
7. Whispering Pines Elementary	1,209,545	63,985
<b>TOTAL</b>	<b>8,842,074</b>	<b>467,745</b>

\* Basic services fees shall be paid based on the approved completion of the following phases (per project):

- Scope Validation completed: 4%
- Phase III – 50% complete: 28%
- Phase III – 100% complete/approved: 28%
- Phase IV – Bid/Award: 2%
- Phase V – General Administration of Construction Process:
  - a) Through Substantial Completion: 28%
  - b) Punch List and Close-out: 9%
- Phase VI – Warranty: 1%

The following services, to be utilized at the authorization of the Board's designee, were also negotiated:

- The A/E shall conduct additional site visits at a flat fee of \$250/visit during construction based on the following:

FACILITY NAME	NUMBER OF VISITS	NOT-TO-EXCEED
George W. Carver Middle (360 days)	48	12,000
Central Maintenance (240 days)	32	8,000
Cutler Ridge Middle (240 days)	32	8,000
Homestead Middle (240 days)	32	8,000
Natural Bridge Elementary (180 days)	24	6,000
Wesley Matthews Elementary (200 days)	26	6,500
Whispering Pines Elementary (200 days)	26	6,500

Other Terms and Conditions

- The cost of all required printing is included in the basic services fee for each facility;
- 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 \$125/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 \$25,000;
- 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 90 days (by no later than March 15, 2006).

## Project Fund

The funding source for each project is as follows:

FACILITY	PROJECT NO.	FUND	OBJ	LOC	PROG	FUNC
George W. Carver Mid	BM01167	0360	5680	6071	1171	7400
Central Maintenance	00268200	0369	5680	9241	1171	7400
Cutler Ridge Mid	00257700	0313/0369	5680	6111	1171/0762	7400
Homestead Mid	00258200	0369/0314	5680	6251	1171/0762	7400
Natural Bridge Elem	BM01182	0369	5680	3661	1171	7400
Wesley Matthews Elem	00267000	0369	5680	3111	1171/1137	7400
Whispering Pines Elem	00259800	0369	5680	5951	1171/1137	7400

## Prior Commissioning & Performance Evaluation

The Board has commissioned KVH for the following projects within the last three years:

- Architectural/Engineering Projects Consultant (term contract for four years for projects up to \$1 million in construction value), commissioned on April 14, 2004

The most recent overall performance evaluation score issued by staff to KVH was for the quarter ending September 30, 2005. Based on a scale of 1-5, the firm received a score of 3.41 for A/E Services.

## Principals

The Principal of KVH responsible for this project package is Caridad Hidalgo-Gato. The firm is located at 3900 NW 79<sup>th</sup> Avenue, Suite 465, Miami, Florida 33166.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission KVH Architects, P.A., as Architect/Engineers for Deferred Maintenance Project Package #6, Various Re-roofing projects at:

- George Washington Carver Middle, Project No. BM01167;
- Central Maintenance, Project No. 00268200;
- Cutler Ridge Middle, Project No. 00257700;
- Homestead Middle, Project No. 00258200;
- Natural Bridge Elementary, Project No. BM01182;
- Wesley Matthews Elementary, Project No. 00267000; and
- Whispering Pines Elementary, Project No. 00259800

under the following terms and conditions:

- 1) a lump sum basic services fee of \$467,745 (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:SGG:sgg