

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF A.D.A. ENGINEERING, INC., AS PROJECT ARCHITECT/ENGINEERS FOR DEFERRED MAINTENANCE PACKAGE #18, GENERAL REPAIRS AND REHABILITATION AT FLAMINGO ELEMENTARY, PROJECT NO. 00259100**

**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, Inc.
- BBA Joint Venture
- MCH / APEC Joint Venture
- KVH Architects, P.A.
- Corzo Castella Carballo Thompson Salaman, P.A.
- A.D.A. Engineering, Inc.
- Avart, Inc.
- Architects International, Inc.
- Architektnics Architects & Planners
- Rodriguez Peterson & Porrás Architects, Inc.
- SBLM Architects, P.A.

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

Committee Member  
Annie Betancourt  
Auguste Nicoleau  
Francis Hoar

Representing  
Appointee of the Superintendent  
Facilities Management  
Facilities Management

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Committee Member

Carl Nicoleau

Lissette Gonzalez

Dennis Caserta (Non-voting)

Veretas Fernandes (Non-voting)

Representing

Facilities Management

A/E Selection, Negotiations & Design Management

Div. of Business Development & Assistance

Office of Management & Compliance Audits

The seven highest-ranked firms were previously commissioned (or have been assigned) to provide architectural/engineering services for various other Deferred Maintenance Packages, with the exception of MCH/APEC Joint Venture, which declined to participate at this time.

Staff selected the eighth-ranked firm of A.D.A. Engineering, Inc., to provide architectural/engineering services for Deferred Maintenance Package #18, General Repairs and Rehabilitation at Flamingo Elementary, Project No. 00259100.

Project Scope

The scope of work includes, but is not limited to, replacement of asphalt/paving, new covered walkway and bus drop-off, replacement of steel doors, frames, and windows, ADA signage, interior paint throughout, replacement of acoustical ceiling tile, vinyl floor tile, replacement of DX HVAC system with new central chiller system, renovation of group toilets, new electrical lightning protection, electrical repair work and new voltage surge suppression system, new audible and visual alarm system, and renovation of staff toilet.

Construction of the project will be executed using the Construction Management (CM) at-Risk delivery method. The A/E shall submit 100% completed Phase III construction documents no later than September 1, 2006. The selected CM at-Risk firm will be required to submit a Guaranteed Maximum Price (GMP) for this project. If accepted, the negotiated GMP will be submitted to the Board for approval.

Negotiations with A.D.A. Engineering, Inc., as Architect/Engineers (A/E) of Record have been successfully concluded as follows:

Terms & Conditions

The negotiated lump sum fee for Basic Services agreed to by A.D.A. Engineering, Inc. is \$365,500. The fee includes all required services and consultants. The fee represents approximately 8.48% of the estimated construction cost of \$4,310,106 as estimated by the Program Manager. However, the A/E is responsible for including deductive alternates in the construction documents, as required, to keep the project within the current authorized construction budget of \$ 3,984,693. A breakdown of the basic services fee is as follows:

Basic services fees shall be paid based on the approved completion at the following phases:

- Program Validation \$ 18,275

• Phase III – Construction Documents	
50% completed:	\$102,340
100% completed/approved:	\$102,340
• Phase IV – Bid/Award:	\$ 7,310
• Phase V – General Administration of Construction Process:	
a) Through Substantial Completion:	\$ 98,685
b) Punch List and Close-out:	\$ 32,895
• Phase VI – Warranty/Post Occupancy:	\$ <u>3,655</u>
<b>TOTAL BASIC SERVICES FEE:</b>	<b>\$365,500</b>

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

- The A/E and designated specialists will provide up to 100 Additional site visits during construction at a fee of \$250/visit  
Not-to-exceed \$25,000

Other Terms and Conditions

- A/E-requested testing shall be arranged and paid for by the Board; specialized testing, pre-approved by the Board, but not available through the Board, shall be reimbursed by the Board on a direct cost basis;
- The cost of printing shall be reimbursed by the Board on a direct cost basis;
- The 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 \$2 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.

## Project Fund

Fund: 0312    Object: 5680    Location: 5401    Program: 2325    Function: 7400  
Fund: 0367    Object: 5680    Location: 5401    Program: 2325    Function: 7400  
Fund: 0394    Object: 5680    Location: 5401    Program: 2325    Function: 7400

## Prior Commissioning & Performance Evaluation

The Board has commissioned A.D.A. Engineering, Inc., for the following contracts within the last three years:

- Special Projects Consultant (SPC) for Civil Engineering services for miscellaneous projects of up to \$1.0 million each for a four-year term  
Date Commissioned: February 16, 2005
- Construction Scheduling Services, for a four-year term  
Date Commissioned: December 15, 2004
- Construction Cost Estimating services, for a four-year term  
Date Commissioned: December 15, 2004
- SPC – Civil Engineering for projects up to \$ 300,000, for a two-year term  
Date Commissioned: June 19, 2002

The most recent overall performance evaluation score issued by staff to A.D.A. Engineering, Inc., was for the quarter ending September 30, 2005. Based on a scale of 1-5, the firm received a score of 3.21 for A/E Services.

## Principals

The Principal/Owner designated to be directly responsible to the Board for A.D.A. Engineering, Inc., is Alberto D. Argudin. The firm is located at 11401 SW 40<sup>th</sup> Street, Suite 470, Miami, Fl. 33165.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission A.D.A. Engineering, Inc., as Project Architect/Engineers, for Deferred Maintenance Package #18, General Repairs and Rehabilitation at Flamingo Elementary, Project No. 00259100, as REVISED follows:

- 1) a lump sum basic services fee of \$365,500; and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:JFC:jfc