

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF AVART, INC., AS PROJECT ARCHITECT/ENGINEERS FOR DEFERRED MAINTENANCE PACKAGE #19, RENOVATIONS, MAINTENANCE AND REPAIRS, AT SUNSET ELEMENTARY SCHOOL, PROJECT NO. 00261700**

**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 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:

Committee Member  
Annie Betancourt  
Auguste Nicoleau  
Francis Hoar

Representing  
Appointee of the Superintendent  
Facilities Management  
Facilities Management

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 eight 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 assigned the ninth-ranked firm of Avart, Inc., as Architect/Engineers (A/E) for Deferred Maintenance Package #19, Renovations, Maintenance and Repairs at Sunset Elementary, Project No. 00267100.

Project Scope

The scope of work includes, but is not limited to, replacement of one temporary oil fuel tank with a permanent above-ground natural gas tank; replacement of commercial hot water boiler with a natural gas type unit of the same size as existing and all associated gas piping. Interior and exterior major paint. Replacement of steel doors/frames, ADA accessibility modifications throughout the facility. Replacement of acoustical ceiling tiles and related work. Replacement of existing light fixtures at second floor classrooms, teacher workroom, media center, general office, art room, clinic, cafetorium, and kitchen, and replacement of life safety emergency lighting accordingly.

Construction of the projects 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 Avart, Inc., as A/E of Record have been successfully concluded as follows:

Terms & Conditions

The negotiated lump sum fee for Basic Services agreed to by Avart, Inc., is \$101,100. The fee includes all required services and consultants. The fee represents approximately 8.01% of the estimated construction cost of \$1,260,880 as programmed and estimated by the Program Management firm of URS Corporation 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 \$1,859,731. 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	\$ 5,555
• Phase III – Construction Documents	
50% completed:	\$ 32,623
100% completed/approved:	\$ 32,623
• Phase IV – Bid/Award:	\$ 3,131
• Phase V – General Administration of Construction Process:	
a. Through Substantial Completion:	\$ 26,361
b. Punch List and Close-out:	\$ 6,161
• Phase VI – Warranty/Post Occupancy:	<u>\$ 605</u>
<b>TOTAL BASIC SERVICES FEE:</b>	<b>\$101,100</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 92 additional site visits during construction at a fee of \$240/visit: Not-to-exceed \$ 22,080

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 \$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.

Project Fund

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

Prior Commissioning & Performance Evaluation

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

- Special Projects Consultant (SPC) – Structural Engineering Services for Miscellaneous Projects up to \$1 million construction cost each for a four-year term  
Date of Commission: February 16, 2005
- SPC – Structural Engineering Services for Miscellaneous Projects up to \$300,000 construction cost each for a two-year term.  
Date of Commission: April 9, 2003

The most recent overall performance evaluation score issued by staff to Avart, Inc., was for the quarter ending September 30, 2005. Based on a scale of 1-5, the firm received a score of 4.0 for A/E Services.

Principals

The Principal/Owner designated to be directly responsible to the Board for Avart, Inc., is Arthur Miller. The firm is located at 1150 NW 72<sup>th</sup> Avenue, Suite 350, Miami, Florida 33126.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission Avart, Inc., as Project Architect/Engineers for Deferred Maintenance Package #19, Renovations, Maintenance and Repairs at Sunset Elementary, Project No. 00261700, as follows:

- 1) a lump sum basic services fee of \$101,100; and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:JFC:jfc