

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF CORZO CASTELLA CARBALLO THOMPSON SALMAN, P.A., AS PROJECT ARCHITECT/ENGINEERS FOR DEFERRED MAINTENANCE PACKAGE #7 GENERAL REPAIRS AND REHABILITATION AT:

- BUNCHE PARK ELEMENTARY, PROJECT NO. 00258100,
- CAROL CITY ELEMENTARY, PROJECT NO. 00258300, AND
- NATHAN YOUNG ELEMENTARY, PROJECT NO. A01119

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

Representing

Appointee of the Superintendent
Facilities Management

REPLACEMENT

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<u>Committee Member</u>	<u>Representing</u>
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 six highest-ranked firms were previously commissioned to provide architectural/engineering services for various other Deferred Maintenance Packages (DMP), with the exception of MCH/APEC Joint Venture, which declined to participate at this time.

Staff assigned the seventh-ranked firm, Corzo Castella Carballo Thompson Salman, P.A., (C3TS), to provide architectural/engineering services for DMP Package #7, General Repairs and Rehabilitation at:

- Bunche Park Elementary School, Project No. 00258100,
- Carol City Elementary School, Project No. 00258300, and
- Nathan Young Elementary School, Project No. A01119

Project Scope

Bunche Park El – Project No. 00258100

The scope of work includes, but is not limited to:

- Site work – 1) Expansion of play courts surfaces, replacement of basketball goal posts and backboards, re-grading/re-sodding area around courts; 2) Expansion of irrigation system to include areas near playground and six-pack; irrigation system repairs at building 04; 3) sidewalk repairs/replacement; replacement of storm drainage systems at parking lots, building 02, and play courts;
- Building envelope – repairs/replacement/restoration of unit masonry; major paint; replacement of windows, exterior steel doors, frames, and hardware (including thresholds) throughout the facility;
- Interior – replacement (throughout the facility) of 1) acoustical tile ceiling and lighting; 2) custom and storage cabinets, counters, sinks and wood trim; 3) VCT flooring; and 4) marker boards. Renovation of all toilet rooms to comply with ADA requirements;
- HVAC – replacement of 1) water heating system; and 2) all evaporative condensers and window units; provide A/C and new hood exhaust system at kitchen;
- Electrical – exterior corridor and building perimeter security lighting; replacement of all fused panel boards; addition of GFI and convenience receptacles; and
- Replacement of fire alarm system.

Carol City EI – Project No. 00258300

The scope of work includes, but is not limited to:

- Re-sealing and re-striping of existing parking lots; service yard re-grading and re-surfacing; chain link fence and gate replacement; up-grading and expansion of existing irrigation system to include entire site; re-surfacing and re-marking of play courts;
- Replacement of PE shelter;
- New parent drop-off (including all related drives and walkways);
- Replacement of windows and acoustical ceilings at buildings 10 and 11;
- Major paint, exterior and interior; and
- Minor renovations at kitchen and cafeteria.

Nathan Young EI – Project No. A01119

The scope of work includes, but is not limited to:

- Site work – Replacement of perimeter chain link fencing and gates; irrigation system repairs and head replacements; playfield equipment repairs and re-surfacing; re-sodding in courtyard between buildings 01 and 02; new courtyard drainage systems;
- Building exterior – Replacement of aluminum storefront; removal of asbestos-containing materials; replacement of balcony and stair handrails;
- Exterior/interior paint, with exterior door/frame and window replacement;
- New elevator;
- HVAC - New AC system at kitchen; replacement of 20 ton roof-top unit, chiller and circulating pump, and cooling tower; boiler pump replacement;
- Building interior – Replacement of 1) acoustical ceiling and lighting, building 01 (1st and 2nd floors), and cafeteria; 2) Audio/Visual system; 3) stage curtain;
- ADA up-grades throughout the facility to include drinking fountains, toilet fixtures, faucets and sinks; doors, frames, hardware; cafeteria serving line, clinic toilet room and counters;
- Electrical up-grades to include addition of approx. 200 receptacles (building 01); and replacement of 1) transformer and switch gear; 2) distribution panels (building 01); and 3) stage lighting and sound systems.

The A/E shall submit 100% completed Phase III construction documents no later than:

- September 15, 2006 – Carol City ES
- October 17, 2006 - Bunche Park ES and Nathan Young ES

Construction of the project will be executed using the Construction Management (CM) at-Risk delivery method. 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 C3TS as A/E of Record have been successfully concluded as follows:

Terms & Conditions

The total negotiated lump sum fee for Basic Services agreed to by C3TS is \$725,000. The total Basic Services fee includes all required services and consultants, and represents approximately 8.06% of \$8,994,631, the total estimated construction cost (as programmed by Soares Da Costa, dated October 19, 2005). The fee breakdown, by project, is:

Facility Name Project No.	Estimated Construction Cost (Programmed by Soares Da Costa 10-19-05)	Basic Services Fee	%
Bunche Park EI Proj. No. 00258100	\$ 4,600,063	\$ 385,000	8.36%
Carol City EI Proj. No. 00258300	\$ 1,191,295 *	\$ 80,000	6.72%
Nathan Young EI Proj. No. A01119	\$ 3,203,273 *	\$ 260,000	8.12%
TOTALS:	\$ 8,994,631	\$ 725,000	8.06% (Avg.)

* Note: Programmed estimated construction cost exceeds MDCPS' construction budget for FY '05-06. A/E shall be responsible for including deductive alternates in the construction contract documents, as required, to keep the project(s) within the current authorized construction budget(s).

For each project, Basic Services fees shall be paid to the following percentages based on the approved completion at the following phases:

A/E FEES			
	Bunche Park ES	Carol City ES	Nathan Young ES
Program Validation	\$ 10,000	\$ 6,000	\$ 10,000
BASIC SERVICES:			
Phase I-Schematic	\$ 38,500	\$ 8,500	\$ 27,500
Phase III – Construction Docs			
50% complete	\$ 105,500	\$ 21,750	\$ 70,750
100% complete/approved	\$ 105,500	\$ 21,750	\$ 70,750
Phase IV – Bid/Award	\$ 19,500	\$ 4,000	\$ 13,000
Phase V – CA			
To Substantial Comp	\$ 96,250	\$ 20,000	\$ 65,000
Punch List/Close Out	\$ 15,900	\$ 3,175	\$ 10,420
Phase VI - Warranty	\$ 3,850	\$ 825	\$ 2,580
TOTAL BASIC SERVICES FEE:	\$385,000	\$ 80,000	\$ 260,000

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

- The A/E and designated specialists will provide additional site visits during construction at a flat fee of \$280/visit, as follows:

Additional Site Visits		
Facility Name Project Number	Maximum Number of additional site visits @ \$280/visit:	\$ Not-to-exceed
Bunche Park ES Proj. No.00258100	80	\$ 22,400
Carol City ES Project No. 00258300	40	\$11,200
Nathan Young ES Proj. No. A01119	80	\$22,400

TOTAL:		NOT-TO-EXCEED: \$56,000

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 \$150/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 Funds

Bunche Park Elementary School

Fund: 0394 Object: 5680 Location: 0641 Program: 1875 Function: 7400

Carol City Elementary School

Fund: 0394 Object: 5680 Location: 0681 Program: 1887 Function: 7400

Nathan Young Elementary School

Fund: 0394 Object: 5680 Location: 5971 Program: 2382 Function: 7400

Prior Commissioning & Performance Evaluation

The Board has commissioned C3TS for the following project(s) within the last three years:

- Architectural/Engineering Projects Consultant (A/EPC) for Miscellaneous Projects up to \$500,000 per project, Two-year term

Date of Commissioning: 10-23-02

The most recent overall performance evaluation score issued by staff to C3TS was for the quarter ending September 30, 2005. Based on a scale of 1-5, the firm received a score of 4.16 for A/E Services.

Principals

The Principal/Owner to be directly responsible to the Board for C3TS is Javier Salman. The firm is located at 901 Ponce de Leon Boulevard, Suite 900, Coral Gables, Florida 33134.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Corzo Castella Carballo Thompson Salman, P.A., as Project Architect/Engineers for Deferred Maintenance Package #7, General Repairs and Rehabilitation at:

- Bunche Park Elementary, Project No. 00258100,
- Carol City Elementary, Project No. 00258300, and
- Nathan Young Elementary, Project No. A01119, as follows:

- 1) A lump sum basic services fee of \$725,000; and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg