

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 #17, GENERAL REPAIRS AND REHABILITATION AT LAURA C. SAUNDERS ELEMENTARY, PROJECT NO. 00264400**

**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:

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, with the exception of MCH/APEC Joint Venture, which declined to participate at this time.

Staff selected the Corzo Castella Carballo Thompson Salman, P.A. (C3TS) to provide architectural/engineering services for Deferred Maintenance Package #17, General Repairs and Rehabilitation at Laura C. Saunders Elementary, Project No. 00264400.

### Project Scope

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

- Replacement/repair of HVAC controls, ductwork in two buildings; new exhaust fans, AHUs and VFDs in all buildings; new cooling tower and associated pumps; and new heat pumps in building 07;
- Renovations to toilet rooms throughout the facility including replacement of plumbing fixtures and installation of equipment to comply with ADA;
- Replacement of carpeting and VCT flooring;
- Miscellaneous electrical up-grades to support new HVAC equipment; replacement / repair of exterior lighting fixtures; lighting protection system and voltage suppressors/surge arrestors in all buildings;
- Replacement/repair of roofing at buildings 01, 03, 05 and 07 (as required to eliminate water intrusion);
- Replacement/repair of all exterior steel doors and frames; and
- Installation of new PA system throughout the facility;

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 6, 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 C3TS as A/E of Record have been successfully concluded as follows:

Terms & Conditions

The negotiated lump sum fee for Basic Services agreed to by C3TS is \$190,000. The fee includes all required services and consultants and represents approximately 8.3% of \$2,282,462, the estimated construction cost (as programmed by Parsons Brinkerhoff Construction Services Team, dated October 14, 2005).

- A. Program Validation (lump sum fee): \$ 12,500
  
- B. Basic services fees shall be paid based on the completion of the following phases:
  - Phase I – Schematic Design: \$ 25,000
  
  - Phase III – Construction Documents
    - a) 50% completed: \$ 50,000
    - b) 100% completed/approved: \$ 50,000
  
  - Phase IV – Bid/Award: \$ 10,000
  
  - Phase V – General Administration of Construction Process:
    - a) Through Substantial Completion: \$ 47,000
    - b) Punch List and Close-out: \$ 6,000
  
  - Phase VI – Warranty/Post Occupancy: \$ 2,000
  
  - TOTAL BASIC SERVICES FEE: \$ 190,000**

C. 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 70 additional site visits during construction at a flat fee of \$280/visit: Not-to-exceed \$ 19,600

**TOTAL OTHER SERVICES: Not-to-exceed: \$19,600**

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 the Board;
- 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: 2941    Program: 2094    Function: 7400

#### Prior Commissioning & Performance Evaluation

The Board has commissioned C3TS for the following project 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, Miami, 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 Project Package #17, General Repairs and Rehabilitation, at Laura C. Saunders Elementary, Project No. 00264400, as follows:

- 1) a lump sum basic services fee of \$190,000; and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg