

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF ARCHITEKNICS ARCHITECTS & PLANNERS  
AS PROJECT ARCHITECT/ENGINEERS FOR DEFERRED  
MAINTENANCE PACKAGE #10, GENERAL REPAIRS AND A.D.A.  
MODIFICATIONS AT THE FOLLOWING SCHOOLS:**

- MIAMI PARK ELEMENTARY - PROJECT NO. A01140
- EARLINGTON HEIGHTS ELEMENTARY - PROJECT NO. 00277800
- DR. HENRY W. MACK/WEST LITTLE RIVER ELEMENTARY -  
PROJECT NO. 00260000

**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 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 Members

Annie Betancourt  
Auguste Nicoleau  
Francis Hoar

Representing

Appointee of the Superintendent  
Facilities Management  
Facilities Management

### Committee Members

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 ten highest-ranked firms were previously commissioned (or have been assigned) 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 has now assigned the eleventh ranked firm, Architeknic Architects & Planners (Architeknic) to provide architectural/engineering services for DMP #10 (which consists of general repairs and ADA modifications at Miami Park Elementary, Earlington Heights Elementary and Dr. Henry W. Mack/West Little River Elementary). Negotiations with Architeknic to provide A/E services for DMP #10 have been successfully completed.

### Project Scope

The scope of work for the three (3) schools includes, but is not limited to, the following general repairs, replacements and ADA modifications:

#### 1. Miami Park Elementary – Project No. A01140

- a. Site and infrastructure work:
  - Re-surfacing of parking lots and replacement of perimeter fence.
  - Replacement of storm drainage and irrigation system.
  - Sanitary sewer connection to the municipal sewer system.
  - Replace basketball goals & posts.
- b. Roof repairs & replacement for Buildings 1 – 19.
- c. Renovation of restrooms to comply with ADA requirements at various locations throughout the school.
- d. Interior repairs:
  - Replacement of cabinetry, classroom doors & frames, and aluminum awning windows.
  - Replacement of electrical wiring, light fixtures, circuit breakers and HVAC units.

Based on the scoping document prepared by the program management firm of URS Corporation, the estimated construction cost for this project is \$3,829,870.

#### 2. Earlington Heights Elementary – Project No. 00277800

- a. Site and infrastructure work:
  - New bus drop-off & covered walkway, and roadway to service area.
  - Repairs to the irrigation system & storm drainage modifications.
  - Replacement of perimeter fencing, additional sidewalks & campus lighting.
  - New basketball court and PE shelter.
  - Sanitary sewer connection to the municipal sewer system.

Based on the scoping document prepared by the program management firm of URS Corporation, the estimated construction cost for this project is \$817,513.

3. Dr. Henry W. Mack/West Little River Elementary – Project No. 00260000
  - a. Site and infrastructure work:
    - New bus drop-off & covered walkway.
    - Re-surfacing of parking lots, replacement of perimeter fence & install new playground equipment.
    - Replacement of storm drainage & irrigation system.
    - Sanitary sewer connection to the municipal sewer system.
  - b. Various renovations throughout the campus including, but not limited to, modifications to restrooms, addition of ramps & replacement of non-conforming railings to ensure compliance with ADA requirements.
  - c. Interior repairs:
    - Replacement of cabinetry, classroom doors & frames, acoustical ceilings and steel casement windows.
    - Replacement of plumbing fixtures & water closets.
    - Replacement of electrical wiring, light fixtures (including stage/theater lighting), circuit breakers & HVAC systems and units.

Based on the scoping document prepared by the program management firm of URS Corporation, the estimated construction cost for this project is \$3,916,758.

The above projects will be executed using the Construction Management (CM) at-Risk delivery method. The A/E shall submit 100% completed Phase III construction documents by 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 then be submitted to the Board for approval.

### Terms & Conditions

The negotiated lump sum fee and breakdown for Basic Services agreed to by Architeknic is as follows:

#### 1. Miami Park Elementary

A lump sum fee of \$317,950, which includes all required services and consultants. The fee represents approximately 8.30% of the estimated construction cost of \$3,829,870. The Basic Services fee shall be paid based on the approved completion of the following phases:

- Scope/Program Validation: \$ 8,100
- Phase I – Schematics (100% Complete): \$ 44,500

- Phase III – Construction Documents
  - a. 50% Completion: \$ 88,500
  - b. 100% Complete/Approved: \$ 88,500
- Phase IV – Bid/Award: \$ 9,850
- Phase V – Construction Administration
  - a. Through Substantial Completion: \$ 63,000
  - b. Punchlist & Close-out: \$ 12,000
- Phase VI – Warranty/Post Occupancy: \$ 3,500

**TOTAL BASIC SERVICES FEE: \$317,950**

2. Earlington Heights Elementary

A lump sum fee of \$90,470, which includes all required services and consultants. The fee represents approximately 11.07% of the estimated construction cost of \$817,513. The Basic Services fee shall be paid based on the approved completion of the following phases:

- Scope/Program Validation: \$ 6,500
- Phase III – Construction Documents
  - a. 50% Completion: \$ 29,500
  - b. 100% Complete/Approved: \$ 29,500
- Phase IV – Bid/Award: \$ 3,000
- Phase V – Construction Administration
  - a. Through Substantial Completion: \$ 16,950
  - b. Punchlist & Close-out: \$ 3,520
- Phase VI – Warranty/Post Occupancy: \$ 1,500
- **TOTAL BASIC SERVICES FEE: \$ 90,470**

3. Dr. Henry W. Mack/West Little River Elementary

A lump sum fee of \$322,600, which includes all required services and consultants. The fee represents approximately 8.25% of the estimated construction cost of \$3,916,758. The Basic Services fee shall be paid based on the approved completion of the following phases:

- Scope/Program Validation: \$ 8,100
- Phase I – Schematics (100% Complete): \$ 45,000

• Phase III – Construction Documents	
a. 50% Completion:	\$ 90,000
b. 100% Complete/Approved:	\$ 90,000
• Phase IV – Bid/Award:	\$ 9,500
• Phase V – Construction Administration	
a. Through Substantial Completion:	\$ 65,000
b. Punchlist & Close-out:	\$ 11,500
• Phase VI – Warranty/Post Occupancy:	\$ 3,500
<b>TOTAL BASIC SERVICES FEE:</b>	<b>\$322,600</b>

The following services, to be utilized upon authorization by the Board's designee, were also negotiated for each of the above projects:

- The A/E and its designated specialists will provide site visits during construction of each project as follows:
  1. Miami Park Elementary:  
Up to 80 site visits at a fee of \$300/visit not-to-exceed \$ 24,000
  2. Earlington Heights Elementary:  
Up to 30 site visits at a fee of \$300/visit not-to-exceed \$ 9,000
  3. Dr. Henry W. Mack/West Little River Elem:  
Up to 80 site visits at a fee of \$300/visit not-to-exceed \$ 24,000

Other Terms and Conditions

The following terms and conditions were agreed to by Architeknicns for the above projects:

- 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

1. Miami Park Elementary:

Fund: 0368 Object: 5680 Location: 3301 Program: 2139 Function: 7400

2. Earlington Heights Elementary:

Fund: 0394 Object: 5680 Location: 1561 Program: 1965 Function: 7400

3. Dr. Henry W. Mack/West Little River Elementary:

Fund: 0394 Object: 5680/5640 Location: 5861 Program: 2367 Function: 7400

#### Prior Commissioning & Performance Evaluation

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

- Window Replacement Projects at Fienberg/Fisher Elementary, Project A01011 & W.J. Bryan Elementary, Project A01033  
Full A/E Services  
Date Commissioned: March 16, 2005
- Merrick Educational Center, Project AK0043  
Full A/E Services  
Date Commissioned: January 19, 2005
- Henry H. Filer Middle School, Project A0833  
Full A/E Services  
Date Commissioned: January 19, 2005
- Window Replacement Projects at Fienberg/Fisher Elementary, Project A01011 & W.J. Bryan Elementary, Project A01033  
A/E Services for Final Scope Definition Program  
Date Commissioned: December 15, 2004
- Single & Multi-story Prototype Buildings (Site Adaptation & Construction Administration)  
A/E Services  
Date Commissioned: November 17, 2004

- Henry H. Filer Middle, Project A0833  
A/E Services for Final Scope Definition Program  
Date Commissioned: September 8, 2004

The most recent overall performance evaluation score issued by staff to Architeknic was for the quarter ending September 30, 2005. Based on a performance scale of 1-5, the firm received a score of 3.57.

#### Principals

The Principals/Owners designated to be directly responsible to the Board for Architeknic are Lourdes Rodriguez and Ramon G. Perez-Alonso. The firm is located at 7450 S.W. 48 Street, Miami, Florida 33155.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission Architeknic Architects & Planners as Project Architect/Engineer for Deferred Maintenance Package #10, General Repairs and A.D.A. Modifications at the following schools, under the following terms and conditions:

- Miami Park Elementary - Project No. A01140
  - Earlington Heights Elementary - Project No. 00277800
  - Dr. Henry W. Mack/West Little River Elementary - Project No. 00260000
- 1) a lump sum basic services fee of \$317,950 for the Miami Park Elementary project;
  - 2) a lump sum basic services fee of \$90,470 for the Earlington Heights Elementary project;
  - 3) a lump sum basic services fee of \$322,600 for the Dr. Henry W. Mack/West Little River Elementary project; and,
  - 4) additional terms and conditions as set forth in the body of the agenda item.

NAD:AD:ad