

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF LAURA M. PEREZ & ASSOCIATES AS PROJECT ARCHITECT/ENGINEER FOR DEFERRED MAINTENANCE PACKAGE #12, GENERAL REPAIRS AND A.D.A. MODIFICATIONS AT D.A. DORSEY EDUCATIONAL CENTER, PROJECT NO. A01122 AND LINDSEY HOPKINS TECHNICAL EDUCATIONAL CENTER PROJECT NO. A01116

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.
- Architektnics 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

All firms have been 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 third ranked firm, Laura M. Perez & Associates (LMP) to provide architectural/engineering services for DMP #12 (which consists of general repairs and ADA modifications at D.A. Dorsey Educational Center and Lindsey Hopkins Technical Educational Center). Negotiations with LMP to provide full architectural/engineering services for these projects have been successfully completed.

Project Scope

The scope of work for each project includes, but is not limited to, the following repairs, replacement and ADA modifications:

1. D. A Dorsey Educational Center, Project A01122

Based on a compiled list of deferred maintenance items, Safety-to-Life items, and ADA deficiencies at this campus, the firm of Laura M. Perez & Associates (LMP) has developed a final scope definition program (in conjunction with District staff) prioritizing the work to be done in two phases. The initial phase shall be executed utilizing the funds currently available for this remedial work. The subsequent phase is not included under this contract and shall be addressed at a later date when additional funds become available.

The initial scope of work (Phase I) for this project includes the following:

- a. Site and infrastructure:
 - Window replacement and removal of underground storage tanks.
 - New bollards to block vehicular traffic.
 - Relocation of drainage structure.
- b. Interior repairs:
 - Electrical system upgrades, replacement of interior lighting and new public address system.
 - Replacement of HVAC units, exhaust fan and boiler.
 - Replacement of cabinets, carpet & acoustical ceiling.
- c. ADA modifications:
 - Provide thresholds, ramps, door hardware to ensure ADA compliance at educational spaces & administrative areas.
 - Provide new handrails at main entrance.
 - New unisex toilet rooms (staff and student) near Building #01

- Remodeling of various group toilet rooms.

Based on the final scope definition program prepared by LMP, the estimated cost of construction for the initial phase of this project is \$2,843,980.

2. Lindsey Hopkins Technical Educational Center, Project A01116

- a. Infrastructure work:
 - Paint and repair of exterior surfaces throughout the campus.
- b. Interior repairs:
 - Replacement of wood doors, plastic glazing & wire glass, and panel partitions.
 - Installation of power outlets with wire & conduits.
 - Paint and repair interior surfaces throughout the school.

Based on the scoping document prepared by the program management firm of URS Corporation, the estimated construction cost for this project is \$1,184,032.

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 LMP is as follows:

1. Dorsey Educational Center

A lump sum fee of \$230,080, which includes all required services and consultants. The fee represents approximately 8.09% of the estimated construction cost of \$2,843,980. The Basic Services fee shall be paid based on the approved completion of the following phases:

- Phase I – Schematics (100% Complete): \$ 28,360
- Phase III – Construction Documents
 - a. 50% Completion: \$ 58,500
 - b. 100% Complete/Approved: \$ 58,500
- Phase IV – Bid/Award: \$ 11,800
- Phase V – Construction Administration
 - a. Through Substantial Completion: \$ 61,315
 - b. Punchlist & Close-out: \$ 9,805

- Phase VI – Warranty/Post Occupancy: \$ 1,800
- TOTAL BASIC SERVICES FEE: \$230,080**

2. Lindsey Hopkins Technical Educational Center

A lump sum fee of \$120,525, which includes all required services and consultants. The fee represents approximately 10.18% of the estimated construction cost of \$1,184,032. The Basic Services fee shall be paid based on the approved completion of the following phases:

- Scope/Program Validation: \$ 5,000
 - Phase III – Construction Documents
 - a. 50% Completion: \$ 37,500
 - b. 100% Complete/Approved: \$ 37,500
 - Phase IV – Bid/Award: \$ 5,000
 - Phase V – Construction Administration
 - a. Through Substantial Completion: \$ 29,600
 - b. Punchlist & Close-out: \$ 4,740
 - Phase VI – Warranty/Post Occupancy: \$ 1,185
- TOTAL BASIC SERVICES FEE: \$120,525**

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. D.A. Dorsey Educational Center:
Up to 30 site visits at a fee of \$300/visit not-to-exceed \$ 9,000
 2. Lindsey Hopkins Tech. Ed. Center:
Up to 30 site visits at a fee of \$300/visit not-to-exceed \$ 9,000

Other Terms and Conditions

The following terms and conditions were agreed to by LMP 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 \$130/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 \$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. D.A. Dorsey Educational Center:

Fund: 0350/0394 Object: 5680 Location: 8139 Program: 2735 Function: 7400

2. Lindsey Hopkins Technical Educational Center:

Fund: 0366 Object: 5680 Location: 8005 Program: 2714 Function: 7400

Prior Commissioning & Performance Evaluation

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

- Renovation Projects at Palm Springs Middle School -A01002, A01002A, A01002B and A01002X01
Full A/E Services
Date Commissioned: 1-18-06
- Deferred Maintenance Package #3 (Allapattah Middle, Hialeah Middle and Amelia Earhart Elementary)
Full A/E Services
Date Commissioned: 4-13-05
- Palm Spring Middle School, Various Renovations, A01002, A01002A, A01002B
A/E Services (Final Scope Definition/Programming)
Date Commissioned: 1-19-05
- Miami Lakes Educational Center, Renovation and Remodeling, A0815
A/E Services (Programming)
Date Commissioned: 4-14-04

- Architectural/Engineering Projects Consultant (A/EPC) Term Contract – 4 years, Projects Up to \$1 million in Construction Value)
Date Commissioned: 4-14-04

The most recent overall performance evaluation score issued by staff to LMP was for the quarter ending September 30, 2005. Based on a performance scale of 1-5, the firm received a score of 3.45.

Principals

The Principal/Owner designated to be directly responsible to the Board for LMP is Laura M. Perez. The firm is located at 2401 NW 7 Street, Miami, Florida 33125.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Laura M. Perez & Associates as Project Architect/Engineer for Deferred Maintenance Package #12, General Repairs and A.D.A. Modifications at D.A. Dorsey Educational Center, Project No. A01122 and Lindsey Hopkins Technical Educational Center, Project No. A01116, as follows:

- 1) a lump sum Basic Services fee of \$230,080 for the D.A. Dorsey Educational Center project;
- 2) a lump sum Basic Services fee of \$120,525 for the Lindsey Hopkins Technical Educational Center project; and,
- 3) additional terms and conditions as set forth in the body of the agenda item.