

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF AVART, INC., AS PROJECT ARCHITECT/ENGINEERS FOR DEFERRED MAINTENANCE PACKAGE #9, GENERAL REPAIRS AND REHABILITATION AT MIAMI PALMETTO SENIOR HIGH PROJECT NO.00264300

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
Francis Hoar
Carl Nicoleau

Representing

Appointee of the Superintendent
Facilities Management
Facilities Management
Facilities Management

Committee Member

Lissette Gonzalez

Dennis Caserta (Non-voting)

Veretas Fernandes (Non-voting)

Representing

A/E Selection, Negotiations & Design Management

Div. of Business Development & Assistance

Office of Management & Compliance Audits

Eight higher ranked firms were previously commissioned (or 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 selected Avart, Inc., (Avart) to provide architectural/engineering services for Deferred Maintenance Package #9, General Repairs and Rehabilitation at Miami Palmetto Senior High, Project No. 00264300.

Project Scope

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

- Site – Replacement of facility-wide storm drainage system; new chain link fencing and gates (main entrance area, along S.W. 118 St.), new parent drop-off area, new running track; restoration of soccer, football, and practice fields; replacement of flagpole; re-sod entire facility; replacement of existing irrigation system; repair/replacement of bleachers; resurface parking lots; extend service road to SW 120th St.;
- Building envelope - repairs/replacement of roofing (approx. 20,000 sq. ft); replacement of windows (building 01);
- Repair/up-grade elevator (building 02) to meet ADA requirements;
- Building interiors – repairs/replacement of ceiling (buildings 01, 02, 04, 06, 10 and 11); flooring replacement (buildings 06 and 11); kitchen flooring repairs/replacement; auditorium seating repairs/replacement; renovation of toilet rooms, facility-wide, to comply with ADA requirements;
- HVAC – facility-wide HVAC and gas systems equipment and distribution components evaluation/assessment (including HVAC control system and EMS); replacement of cooling tower and piping, AHUs and associated chilled water piping (and insulation), ventilators and exhaust fans; provide A/C for kitchen building 10; replacement of dust collection system at wood and metal shops, building #11;
- Plumbing – replacement of backflow preventors (facility-wide); repair/replacement of grease trap at building 10; correction of domestic water piping system deficiencies (buildings 01,02,04,06,07,10 and 12). correction of sanitary sewer piping system deficiencies, buildings 07 and 10; facility-wide

replacement of plumbing fixtures and fittings to comply with ADA requirements;

- Electrical – facility-wide corridor and ceiling lighting evaluation/assessment; provide new, facility-wide, exterior lighting; over-all repairs to and expansion of the existing PA system to buildings 12, 13, 14, and 16; replacement of fused motor disconnects, fused panel boards; lighting repairs/replacements at buildings 01, 02,04,06,10 and 11.
- Scope added from Project No. 00130600 – new kitchen exhaust hood, automatic fire suppression system and kitchen air conditioning.

Estimated construction cost: \$5,512,629 (based on the final scope definition program prepared by Parsons Brinckerhoff Construction Services, dated October 21, 2005).

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 November 1, 2006, for this project. 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 as A/E of Record have been successfully concluded as follows:

Terms & Conditions

The total basic services fee, **\$455,000**, includes all required services and consultants and represents approximately 8.25% of \$5,512,629, the total estimated construction cost (as programmed by Parsons Brinckerhoff Construction Services Team, dated October 21, 2005) as follows:

A. **Miami Palmetto Senior** - Basic services fees shall be paid based on the completion of the following phases:

- | | |
|---|------------|
| • Phase I – Schematic Design: | \$ 45,500 |
| • Phase III – Construction Documents | |
| a) 50% completed: | \$ 163,800 |
| b) 100% completed/approved: | \$ 109,200 |
| • Phase IV – Bid/Award: | \$ 22,750 |
| • Phase V – General Administration of Construction Process: | |
| a) Through Substantial Completion: | \$ 91,000 |
| b) Punch List and Close-out: | \$ 18,200 |

- Phase VI – Warranty/Post Occupancy: \$ 4,550

TOTAL BASIC SERVICES FEE: \$455,000

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

- Miami Palmetto Sr - A/E and designated specialists will provide up to 180 additional site visits during construction at a flat fee of \$240/visit: Not-to-exceed \$ 43,200

TOTAL OTHER SERVICES: Not to Exceed: \$43,200

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 the Board;
- 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

Fund: 0394 Object: 5680 Location: 7431 Program: 2669 Function: 7400

Prior Commissioning & Performance Evaluation

The Board has commissioned Avart for the following project within the last three years:

- Deferred Maintenance Package #19, Renovations, Maintenance and Repairs at Sunset Elementary, Project No. 00261700
A/E Services

Date of Commission: February 15, 2006

- 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 was for the quarter ending December 31, 2005. Based on a scale of 1-5, the firm received a score of 3.36 for A/E Services.

Principals

The Principal/Owner to be directly responsible to the Board for Avart is Luis A. Olivares. The firm is located at 1150 Northwest 72 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 Project Package #9, General Repairs and Rehabilitation, Miami Palmetto Senior High, Project No. 00264300, as follows:

- 1) A lump sum basic services fee of \$455,000;
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg