

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF SBLM ARCHITECTS, P.A., AS PROJECT ARCHITECT/ENGINEERS FOR DEFERRED MAINTENANCE PACKAGE #14, GENERAL REPAIRS AND REHABILITATION AT MIAMI SUNSET SENIOR HIGH SCHOOL PROJECT NO. 00264500**

**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.
- Architektnics 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

<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

All of the higher-ranked firms were either previously commissioned, or have been assigned projects, 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 SBLM Architects, P.A. (SBLM), to provide architectural/engineering services for Deferred Maintenance Package #14, General Repairs and Rehabilitation at Miami Sunset Senior High, Project No. 00264500.

### Project Scope

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

- Exterior envelope – treat all portables for termites, weatherproof and re-paint exterior walls, doors, frames, and metal railings of all portables and modular buildings;
- Interior – major interior paint throughout, replacement of damaged doors, frames, and existing wall base, replacement of door hardware to meet ADA requirements, repair/replacement of wood cabinetry and ceramic tile where required;
- HVAC – complete renovation/replacement of HVAC system (buildings 01, 02 and 04); and
- Electrical – renovation/replacement of service disconnects, conduit, cable, and other electrical system components to support the HVAC work required.

Based on the final scope definition program prepared by Parsons Brinckerhoff Construction Services, Program Manager (dated October 7, 2005) the estimated cost of construction for this project is \$4,605,360.

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 October 4, 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 SBLM as A/E of Record have been successfully concluded as follows:

Terms & Conditions

The negotiated lump sum fee for Basic Services agreed to by SBLM is \$339,430. The fee includes all required services and consultants and represents approximately 7.37% of \$4,605,360, the estimated construction cost:

- A. Program Validation – Lump sum fee: \$ 5,000
  
- B. Basic services fees shall be paid based on the completion of the following phases:
  - Phase I – Schematic Design: \$ 67,886
  
  - Phase III – Construction Documents
    - a) 50% completed: \$ 84,858
    - b) 100% completed/approved: \$ 67,886
  
  - Phase IV – Bid/Award: \$ 16,971
  
  - Phase V – General Administration of Construction Process:
    - a) Through Substantial Completion: \$ 84,858
    - b) Punch List and Close-out: \$ 13,577
  
  - Phase VI – Warranty/Post Occupancy: \$ 3,394
  
  - TOTAL BASIC SERVICES FEE: \$ 339,430**

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

- Systems assessment/Comprehensive Code Evaluation – Lump sum: Not to exceed: \$ 25,000
  
- The A/E and designated specialists will provide Up to 120 additional site visits during construction At a flat fee of \$250/visit: Not-to-exceed \$ 30,000
  
- TOTAL OTHER SERVICES: Not-to-exceed: \$ 55,000**

## 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 shall submit the completed Scope Validation/Systems Assessment/Code Evaluation report no later than April 17, 2006;
- 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: 7531    Program: 2678    Function: 7400

## Prior Commissioning & Performance Evaluation

The Board has not commissioned SBLM for any projects within the last three years.

Staff has not evaluated the performance of A/E services by SBLM to date.

## Principals

The Principal/Owner to be directly responsible to the Board for SBLM is James Cohen. The firm is located at 11430 North Kendall Drive, Suite 310, Miami, Florida 33176.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission SBLM Architects, P.A. as Project Architect/Engineers for Deferred Maintenance Package #14, General Repairs and Rehabilitation at Miami Sunset Senior High School, Project No. 00264500, as follows:

- 1) A lump sum basic services fee of \$ 339,430; and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg