

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF URS CORPORATION SOUTHERN (URS), AS ARCHITECT/ENGINEER OF RECORD FOR DEFERRED MAINTENANCE PACKAGE #8, GENERAL REPAIRS AND REHABILITATION AT AMERICAN SENIOR HIGH SCHOOL PROJECT NO. 00257800

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.
- Avar, 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:

<u>Committee Member</u>	<u>Representing</u>
Annie Betancourt	Appointee of the Superintendent
Auguste Nicoleau	Facilities Management
Francis Hoar	Facilities Management
Carl Nicoleau	Facilities Management
Lisette 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 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 and Architects International, Inc., which declined to participate at this time.

Staff selected URS Corporation Southern (URS) to provide architectural/engineering services for Deferred Maintenance Package #8, General Repairs and Rehabilitation at American Senior High School, Project No. 00257800.

Project Scope

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

- Site – New bus and parent drop-off including related drives and sidewalks. Replacement of asphalt pavement at parking, re-striping and new handicap parking stalls. New and replacement of chain link fences and gates at miscellaneous locations. New irrigation system. Minor replacement of storm drainage system. Restoration of and re-design of baseball, football, soccer and softball playfields;
- Building Envelope – Replacement of steel doors/frames (sliding, single and double-hung) at miscellaneous locations, replacement of aluminum storefront and replacement of overhead metal door. Minor painting throughout the facility. Repairing of concrete beam due to spalling;
- Interior – Repair operable partitions at auditorium. Replacement of acoustical ceiling and related work (sprinkler heads, and HVAC diffusers) throughout the facility; replacement of built-in countertops and cabinets due to damage and to meet accessibility requirements. Replacement of carpet in classrooms with vinyl composition tile. Replacement of existing lighting fixtures throughout the facility (except at the media center). Provide new kiln room.
- Specialties - Replacement of physical education metal lockers in the locker rooms. Minor repair of instructional aids.
- HVAC – Replacement of existing air handling units (5 HP, 10 HP, and 15 HP); replacement of evaporative condenser units, exhaust fan roof-mounted units, pneumatic controls, and unit ventilators.
- Electrical – Replacement of stage/theater lighting. New electrical outlets throughout the facility, including those classrooms currently being used as computer labs.
- Plumbing – Replacement of hot water gas boiler, pumps and related work. Replacement of 800-gallon electric water heater.

Estimated Construction Cost: \$9,778,431

(as programmed by Soares da Costa Contractor, Inc., dated August 23, 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 February 2007. 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 URS as A/E of Record have been successfully concluded as follows:

Terms & Conditions

The total negotiated lump sum fee for Basic Services and Scope Validation agreed to by URS, is \$776,164. The fee includes all required services and consultants (except traffic engineer) and represents approximately 7.93% of \$9,778,431, the estimated construction cost (as programmed by Soares Da Costa Contractor, Inc., August 23, 2005).

A. Program Validation (lump sum fee):	\$ 7,000
B. Basic services fees shall be paid based on the completion of the following phases:	
• Phase I – Schematic Design:	\$ 121,897
• Phase II – Design Development:	\$ 121,897
• Phase III – Construction Documents	\$ 121,898
a) 50% completed:	
b) 100% completed/approved:	\$ 121,898
• Phase IV – Bid/Award:	\$ 21,118
• Phase V – General Administration of Construction Process:	
a) Through Substantial Completion:	\$ 188,313
b) Punch List and Close-out:	\$ 65,104
• Phase VI – Warranty/Post Occupancy:	<u>\$ 7,039</u>
TOTAL BASIC SERVICES AND SCOPE VALIDATION FEE:	\$ 776,164

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

Traffic Study	Not to Exceed	\$ 15,000
The A/E and designated specialists will provide up to 350 additional site visits during construction at a flat fee of \$300/visit	Not to Exceed	\$ 105,000
TOTAL OTHER SERVICES	Not to Exceed	\$ 120,000

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 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 \$ 1 million professional liability insurance policy with a self-insured retention of \$ 2 million;
- 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: 7011 Program: 2621 Function: 7400

Prior Commissioning & Performance Evaluation

The Board has not commissioned, or evaluated, URS for architectural/engineering services within the last three years.

Principals

The Principal/Owner to be directly responsible to the Board for URS is Pedro Zuloaga. The firm is located at 7650 Corporate Center Drive, Suite 401 Miami, FL 33126-1220.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission URS Corporation Southern (URS), as Architect/Engineer of Record for Deferred Maintenance Package # 8, General Repairs and Rehabilitation at American Senior High School, Project No. 00257800

1) A lump sum basic services fee of \$ 776,164;

2) the Project Scope and all the Terms and Conditions as set forth in the body of the agenda item. } REVISIED

NAD:JFC:jfc

