

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF KVH ARCHITECTS, P.A. AS ARCHITECT/ENGINEER OF RECORD FOR DEFERRED MAINTENANCE PACKAGE #11, RENOVATIONS, MAINTENANCE AND REPAIRS AT THENA CROWDER ELEMENTARY SCHOOL, PROJECT NO.00261800, MORNINGSIDE ELEMENTARY SCHOOL, PROJECT NO. 00261500, AND TOUSSAINT L'OUVERTURE ELEMENTARY SCHOOL, PROJECT NO. 00266500

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:

<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
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 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 KVH Architects, P.A. (KVH) to provide architectural/engineering services for Deferred Maintenance Package #11, Renovations, Maintenance and Repairs at Thena Crowder Elementary, Project No. 00261800, Morningside Elementary, Project No. 00261500, and Toussaint L'Ouverture Elementary, Project No. 00266500.

Project Scope

Thena Crowder Elementary

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

- Site – New bus drop-off, replacement of basketball standards, perimeter chain link fencing and gates (approx. 500 linear ft), aluminum flagpole, irrigation system, and damaged sidewalks (approx. 1000 linear ft) and irrigation system (which includes replacement of pumps, control valves, damaged pipes and irrigation heads);
- Building Envelope – replacement of all exterior steel doors, frames and hardware (Building 01) and incidental exterior paint;
- Interior – replacement of reception counter, hardware and signage, and renovations of all restrooms, to comply with ADA requirements (Building 01) and incidental interior paint;
- HVAC – replacement of 3 AHUs and condensing units, one kitchen and all roof-mounted restroom exhaust fans (Building 01);
- Electrical – replacement of main no. 06, classroom surface mounted 2x4 fluorescent light fixtures, corridor recessed incandescent light fixtures, three A/C disconnects, and two panel boards; provide transient voltage surge suppression on all service mains and boards serving computer equipment; and
- Plumbing – replacement of fixtures and fittings, drinking fountains and water coolers to meet ADA requirements; and replacement of water heater (kitchen).

Estimated Construction Cost: \$592,239 (as programmed by URS Corporation, October 12, 2005)

Morningside Elementary

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

- Site – replacement of perimeter chain link fencing and gates (approx. 2000 linear ft), and irrigation system; re-stripe parking lot; new storm drainage system, and provide ADA accessible route to Building 01;
- Building Envelope – replacement of exterior steel doors, frames and hardware (Buildings 03 and 06);
- Interior – replacement of door locks/latch sets and renovation of group restroom to comply with ADA requirements (Building 01); replacement of VCT flooring (Building 01, approx 6000 sq. ft.) stage floor repairs/refinishing; and provide ADA-compliant signage;
- HVAC – replacement of AHU's, direct digital controls, restroom exhaust fans, A/C window units and repair backflow preventers;
- Electrical – replacement of interior light fixtures (building 06) and replacement of emergency lights at corridor and stairs with new LED-type emergency lights and emergency battery packs;
- Plumbing – replacement of fixtures and fittings, drinking fountains and water coolers to meet ADA requirements;

Estimated Construction Cost: \$1,155,507 (as programmed by URS Corporation, October 12, 2005)

Toussaint L'Ouverture Elementary

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

- Site – renovations of staff parking lot, repairs to storm drainage system; renovations and surface replacement at kindergarten playground; replacement of tables benches and playground equipment for pre-K and K play areas; and replacement of marquee sign (school name);
- Building Envelope – replacement of louvers at windows (Buildings 01, 03, 04 and 05);
- Interior – replacement of hardware and renovation of restroom to comply with ADA requirements (Building 04); provide ADA-compliant signage throughout facility, and provide sound absorbent panels (Building 05);

- HVAC – replacement of AHUs, restroom and kitchen exhaust fans, unit ventilators, cooling towers, and chillers (Buildings 01, 02, 03 and 04), and upgrade direct digital control system;
- Electrical – replacement of exterior light fixtures (building 01-05); replacement of transformer (Building 05); and
- Plumbing – replacement of fixtures and fittings, drinking fountains and water coolers to meet ADA requirements (Buildings 01 -05); replacement of electric and gas water heaters; repair backflow preventer, and replacement of automatic fire suppression system.

Estimated Construction Cost: \$1,528,253 (as programmed by URS Corporation, October 12, 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, as follows:

1. Crowder Elementary: no later than November 2006;
2. Morningside Elementary: no later than December 2006; and
3. Toussaint L'Ouverture Elementary: no later than December 2006.

The selected CM at-Risk firm will be required to submit a Guaranteed Maximum Price (GMP) for each project. If accepted, the negotiated GMPs will be submitted to the Board for approval.

Terms & Conditions

Negotiations with KVH as A/E of Record have been successfully concluded. The total negotiated lump sum Basic Services fee of \$264,990 for A/E Basic Services for all three projects is itemized as follows:

Thena Crowder Elementary

A total lump sum fee for Basic Services of \$48,000 which represents approximately 8.1% of \$592,239, the estimated construction cost (as programmed by URS Corporation, dated September 12, 2005). This fee includes all required services and consultants (except Traffic Study). Basic services fees shall be paid based on the completion of the following phases:

Phase I – Schematic Design	\$ 4,800
Phase II/III – Construction Documents 50% complete	\$ 12,000
Phase II/III – Construction Documents 100% complete/approved	\$ 14,400
Phase IV – Bid/Award	\$ 2,400
Phase V – Construction Administration: to Substantial Completion	\$ 12,000
Phase V – Construction Administration: Punch List and Close Out	\$ 1,920
Phase VI - Warranty	\$ 480
BASIC SERVICES FEE:	\$ 48,000

The following services require prior written authorization by the Board-designee:

Site Visits:

The A/E and Designated Specialists will provide up to 36 additional site visits during construction at a flat fee of \$ 250/visit:

Not-to-exceed \$ 9,000

Traffic Study

Not-to-exceed \$ 12,000

Morningside Elementary

A total lump sum fee for Basic Services of \$93,200 which represents approximately 8.1% of \$1,150,507, the estimated construction cost (as programmed by URS Corporation, dated October 12, 2005). This fee includes all required services and consultants. Basic services fees shall be paid based on the completion of the following phases:

Phase I – Schematic Design	\$ 9,320
Phase II/III – Construction Documents 50% complete	\$ 23,300
Phase II/III – Construction Documents 100% complete/approved	\$ 27,960
Phase IV – Bid/Award	\$ 4,660
Phase V – Construction Administration: to Substantial Completion	\$ 23,300
Phase V – Construction Administration: Punch List and Close Out	\$ 3,728
Phase VI - Warranty	\$ 932
BASIC SERVICES FEE:	\$ 93,200

The following services require prior written authorization by the Board-designee:

Site Visits:

The A/E and Designated Specialists will provide up to 60 additional site visits during construction at a flat fee of \$ 250/visit:

Not-to-exceed \$ 15,000

Toussaint L'Ouverture Elementary

A total lump sum fee for Basic Services of \$123,790 which represents approximately 8.1% of \$1,528,253, the estimated construction cost (as programmed by URS Corporation, dated October 12, 2005). This fee includes all required services and consultants. Basic services fees shall be paid based on the completion of the following phases:

Phase I – Schematic Design	\$ 12,379
Phase II/III – Construction Documents 50% complete	\$ 30,950
Phase II/III – Construction Documents 100% complete/approved	\$ 37,137
Phase IV – Bid/Award	\$ 6,189
Phase V – Construction Administration: to Substantial Completion	\$ 30,950
Phase V – Construction Administration: Punch List and Close Out	\$ 4,951
Phase VI - Warranty	\$ 1,234
BASIC SERVICES FEE:	\$ 123,790

The following services require prior written authorization by the Board-designee:

Site Visits:

The A/E and Designated Specialists will provide up to 72 additional site visits during construction at a flat fee of \$ 250/visit:

Not-to-exceed \$ 18,000

Other Terms and Conditions

- The A/E will perform program and scope validation services for a lump sum fee, for each of the schools, as follows:

Thena Crowder Elementary: \$5,000
Morningside Elementary: \$5,000
Toussaint L'Ouverture Elementary: \$5,000

- 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 will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the A/E Agreement;
- The provisional multiplier for hourly compensation is limited to 2.45 for any additional services approved by the Board;
- The Principals' rates are set at \$125/hour for the Architect, and \$125/hour for the Designated Specialists, for Board-authorized additional services;
- The A/E shall maintain no less than a \$1 million professional liability insurance policy with a maximum deductible of \$25,000;
- 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 time-sensitive schedule and the contract terms and conditions and will commence services upon Board commissioning.

Project Fund:

1. Thena Crowder Elementary
Fund: 0322 Object: 5680 Location: 2531 Program: 2055 Function: 7400
2. Morningside Elementary
Fund: 0350 Object: 5680 Location: 3501 Program: 2154 Function: 7400
3. Toussaint L'ouverture Elementary
Fund: 0350 Object: 5680 Location: 3051 Program: 0789 Function: 7400

Prior Commissioning & Performance Evaluation

The Board has commissioned KVH for the following projects within the last three years:

- Deferred Maintenance Package #16, General Repairs and Rehabilitation at Crestview Elementary, Project No. 00263800
A/E Services
Date of Commissioning: 1-18-06
- Deferred Maintenance Package #6, Various Re-roofing Projects at George Washington Carver Middle, Project No. BM01167, Central Maintenance, Project No. 00268200, Cutler Ridge Middle, Project No. 00257700, Homestead Middle, Project No. 00258200, Natural Bridge Elementary, Project No. BM001182, Wesley

Matthews Elementary, Project No. 00267000, and Whispering Pines Elementary, Project No. 00259800.

A/E Services

Date of Commissioning: 12-14-05

- Architectural/Engineering Projects Consultant (term contract for four years for projects up to \$1 million in construction value)

A/E Services

Date of Commissioning: 4-14-04

The most recent overall performance evaluation score issued by staff to KVH was for the quarter ending December 31, 2005. Based on a scale of 1-5, the firm received a score of 3.39 for A/E Services.

Principals

The Principal/Owner to be directly responsible to the Board for KVH is Caridad Hidalgo-Gato. The firm is located at 3900 N.W. 79th Avenue, Suite 465, Miami, Florida 33166.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission KVH Architects, P.A. as Architect/Engineer of Record for Deferred Maintenance Package #11, Renovations, Maintenance and Repairs at Thena Crowder Elementary School, Project No. 00261800, Morningside Elementary School, Project No. 00261500 and Toussaint L'Ouverture Elementary School, Project No. 00266500, as follows:

- 1) A total lump sum Basic Services fee of \$264,990 for A/E Basic Services:

- Thena Crowder Elementary \$ 48,000
- Morningside Elementary \$ 93,200
- Toussaint L'Ouverture Elementary \$123,790

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