

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF LAURA M. PEREZ & ASSOCIATES AS ARCHITECT/ENGINEER OF RECORD FOR DEFERRED MAINTENANCE PACKAGE #3, REMEDIATION RENOVATIONS AT HIALEAH MIDDLE / AMELIA EARHART ELEMENTARY SCHOOLS, PART 2, PROJECT NO. A01095

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

At the Board meeting of April 13, 2005, the Board commissioned the firm of Laura M. Perez & Associates, Inc. (LMP) as Architect/Engineer of Record (A/E) for Deferred Maintenance Package #3 consisting of two projects: 1) remodeling and renovations at Allapattah Middle, Project No. LP0040, and 2) remediation renovations at Hialeah Middle/Amelia Earhart Elementary, Project No. A01095. Due to the complex nature of the scope of work for Hialeah Middle/Amelia Earhart Elementary, the April, 2005 commissioning included scope validation services, (Part 1) only, for this facility.

The firm submitted the Final Scope Definition Validation Report for Hialeah Middle/Amelia Earhart Elementary to the Board on December 22, 2005.

Negotiations with LMP to provide full architectural/engineering services for the project have been successfully completed.

Project Scope

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

- Site - Corrections to bus and parent drop-off areas; underground drainage system to correct flooding at courtyard between buildings 01 and 05;
- Building Envelope - Correction of water intrusion issues and all repairs due to water damage at Building 05 (i.e. window and roof replacement, stucco repairs and re-painting); re-roofing throughout the entire facility;
- HVAC - Completion of HVAC system controls; installation or repair/replacement of restroom and custodial closet exhaust fans; installation of ducted outside air, louvers for all AHU's, and pre-cooling coils;
- Electrical - Corrections to non-functioning floor receptacles at the Media Center; additional lighting and/or emergency lighting as required; identification for all disconnects and panel boards; installation of missing fire alarm system devices, system testing and re-certification;

- Fire Protection System - Installation of sprinklers in the auditorium and at the stage, and as required under ductwork at the mechanical rooms; system completion, testing, and re-certification;
- Plumbing - Replacement of existing boiler and diesel fuel tank; insulation of all condensate drain piping; testing and certification of entire gas system; and
- General - Correction of all Code-related and/or Safety-to-Life items listed in ten deficiency and inspection reports related to this facility.

Based on the Final Scope Definition Validation Report prepared by LMP, the estimated cost of construction for the project is \$8,019,058. The A/E has agreed to submit 100% completed Phase I (Schematic Design) documents by no later than June 30, 2006 and 100 % completed Phase III Construction Documents no later than December 3, 2006.

The project will be executed using the Construction Management (CM) At-Risk delivery method. 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

A total lump sum fee for Basic Services of \$601,468, which represents approximately 7.5% of \$8,019,058, the estimated construction cost. This fee includes all required services and consultants (except a Traffic consultant, if required). Basic Services fees shall be paid based on completion of the following phases:

• Phase I – Schematic Design (100% Complete):	\$90,220
• Phase III – Construction Documents	
a. 50% Completion:	\$150,367
b. 100% Complete/Approved:	\$150,367
• Phase IV – Bid/Award:	\$30,073
• Phase V – Construction Administration	
a. Through Substantial Completion:	\$150,367
b. Punchlist & Close-out:	\$24,059
• Phase VI – Warranty/Post Occupancy:	<u>\$6,015</u>
TOTAL BASIC SERVICES FEE:	\$601,468

Supporting Services Fees

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

1. Traffic Consultant Fee, if required: Not-to-exceed \$12,000

2. Site Visits:
A/E and Designated Specialists will provide up to
50 additional site visits during construction at a flat fee
of \$250/visit (50 site visits x \$250/visit): Not-to-exceed \$12,500

TOTAL SUPPORTING SERVICES FEES: Not-to-exceed \$24,500

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, per conditions stipulated by the A/E Agreement;
- 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 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

Fund: 0394 Object: 5680 Location: 6231 Program: 1963 Function: 7400

Prior Commissioning & Performance Evaluation

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

- Deferred Maintenance Package #12 (D.A. Dorsey Educational Center and Lindsey Hopkins Technical Educational Center)
A/E Services and Scope Validation

Date Commissioned: 2-15-06
- Renovation Projects at Palm Springs Middle School -A01002, A01002A, A01002B and A01002X01
A/E Services

Date Commissioned: 1-18-06
- Deferred Maintenance Package #3 (Allapattah Middle, Hialeah Middle and Amelia Earhart Elementary) – LP0040 and A01095
A/E Services (Scope Validation only for Hialeah Middle/Amelia Earhart Elementary Schools)

Date Commissioned: 4-13-05
- Palm Springs 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 (Term Contract for 4 years for Projects Up to \$1 million in Construction Value)
A/E Services

Date Commissioned: 4-14-04

The most recent overall performance evaluation score issued by staff to LMP was for the quarter ending December 31, 2005. Based on a performance scale of 1-5, the firm received a score of 3.38.

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 Architect/Engineer of Record for Deferred Maintenance Package #3, Remediation Renovations at Hialeah Middle/Amelia Earhart Elementary Schools, Part 2, Project No. A01095, as follows:

- 1) a lump sum Basic Services fee of \$601,468; and
- 2) the Project Scope and all the Terms and Conditions as set forth in the body of the agenda item.

NAD:SGG:sgg