

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF A.D.A. ENGINEERING, INC., AS ARCHITECT/ENGINEER OF RECORD FOR DEFERRED MAINTENANCE PACKAGE #24, GENERAL REPAIRS AND REHABILITATION AT GREYNOLDS PARK ELEMENTARY SCHOOL AND GREYNOLDS PARK PRIMARY LEARNING CENTER, PROJECT NO.A01099, AND SCOTT LAKE ELEMENTARY SCHOOL PROJECT NO. A01141

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.C.

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 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 assigned A.D.A. Engineering, Inc., (ADA), as A/E of Record for Deferred Maintenance Package #24, General Repairs and Rehabilitation at Greynolds Park Elementary and Greynolds Park Primary Learning Center, Project No. A01099, and Scott Lake Elementary, Project No. A01141.

Negotiations with ADA as A/E of Record have been successfully concluded as follows:

Project Scope

Greynolds Park Elementary/Greynolds Park Primary Learning Center, Project No. A1099
The scope of work includes, but is not limited to, the following:

- Site – Resurface the parking lot (including re-striping and pavement markings); replace approximately 40 wheel stops; replace existing gate and 1000 l.f. of fence; replace flagpole and traffic signs; repair asphalt and concrete sidewalks; add fill next to sidewalks; remove exposed concrete footing near east stair; repair ramp apron and guardrails, asphalt at PE Courts; replace backflow devices and all missing downspouts and drain pans and connect to underground storm system;
- Building Envelope – Repair aluminum windows in building 15, add joint sealant in several of the buildings; replace exterior steel doors, frames and hardware; add waterproofing; block-up existing ventilation at toilet rooms; provide ADA-complaint ramps to all buildings;
- Interior – Major paint throughout; replace acoustical ceiling in building 15, VCT flooring, cabinets and storage shelves, wood doors, handrails and thresholds, panic hardware in dining area and media center, existing storefront glazing, and stair treads and nosings;
- Structural – Replace expansion joint covers in several buildings and structural concrete in building 1;
- Specialties – Replace all existing markerboards;

- HVAC – Replace existing air conditioning wall mounted units in all classrooms;
- Plumbing – Renovate/Remodel all group restrooms to meet ADA requirements; replace all existing drinking water fountains to meet ADA requirements; and
- Electrical – Up-grade all existing outlets near wet areas to comply with GFI requirements in primary classrooms; provide emergency lighting according to Safety-to-Life Report and exit signs with battery back-up; repair exposed wiring in electrical panels and provide covers; redistribute the electrical load for the existing A/C window units; replace all damaged convenience outlets and repair the wall fan cord near the kitchen.

Estimated Construction Cost: \$1,377,661 (as programmed by Soares Da Costa, Contractor Inc., December 12, 2005)

Scott Lake Elementary, Project No. A01141

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

- Site – Repaint paved play area; re-stripe parking areas; replace wheel stops; remove underground storage tank;
- Interior – Renovate/Remodel Bertha Abess Center (building 7); Major paint throughout the facility; replace acoustical tile ceiling in several buildings;
- Specialties – Repair/replace existing markerboards;
- HVAC – Replace 15 ton evaporator condenser in Media Center and in Building 07; replace existing wall-mounted air conditioning units in all classrooms;
- Plumbing – replace boiler and unit ventilators; add new hot water heater and connect to city gas;
- Electrical – Replace interior lighting and battery pack emergency lights; provide lightning protection; provide additional receptacles in classrooms;

Estimated Construction Cost: \$1,603,279 (as programmed by Soares Da Costa Contractor Inc., dated March 27, 2006 revised)

Construction of the project(s) 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 each project. If accepted by staff, the negotiated GMPs will be submitted to the Board for approval. Construction duration (to Substantial Completion) for both projects is scheduled for fourteen (14) months.

The A/E has agreed to the following durations for design services:

Greynolds Park EI and Greynolds Park Primary Learning Center:

- Program Validation Report: Within 45 calendar days of Board Commissioning (or by August 1, 2006);
- Phase II/III – 50% complete Construction Documents: Within 60 calendar days after Validation Report Approval; and
- Phase II/III – 100% completed Construction Documents: Within 60 calendar days after Phase II/III 50% submittal.

Scott Lake EI:

- Program Validation Report: Within 45 calendar days of Board Commissioning (or by August 1, 2006);
- Phase I – Schematic Design: Within 30 calendar days of Validation Report Approval (for Bertha Abess Center, Building 07, only)
- Phase II/III – 50% complete Construction Documents: Within 60 calendar days after Validation Report Approval; and
- Phase II/III – 100% completed Construction Documents: Within 60 calendar days after Phase II/III 50% submittal.

Terms & Conditions

A. Basic Services Fees:

Greynolds Park Elementary and Greynolds Park Primary Learning Center:

A lump sum fee for Basic Services of \$124,800 which represents approximately 9.0% of \$1,377,661, the estimated construction cost. This fee includes all required services and consultants.

Scott Lake Elementary

A lump sum fee for Basic Services of \$143,200 which represents approximately 8.9% of \$1,603,279 the estimated construction cost. This fee includes all required services and consultants.

Basic services fees shall be paid based at the completion of the following phases:

BASIC SERVICES:	Greynolds Park/PLC EI	Scott Lake EI
Phase I Schematic Design	N/A	\$14,320
Phase II/III Construction Documents, 50% complete	\$40,250	\$39,115
Phase II/III Construction Documents, 100% complete/approved	\$40,250	\$39,115
Phase IV Bid/Award	\$5,900	\$6,840
Phase V Construction Administration (to Substantial Completion)	\$31,400	\$35,550
Phase V Construction Administration (Punch List and Close Out)	\$5,290	\$6,130
Phase VI Warranty	\$1,710	\$2,130
SUB-TOTAL BASIC SERVICES FEES:	\$124,800	\$143,200
TOTAL BASIC SERVICES FEES:		\$268,000

B. Supporting Services Fees:

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

Site Visits:

The A/E and Designated Specialists will provide up to 50 additional site visits, per site, during construction, at a flat fee of \$ 275/visit:

Not-to-exceed \$13,750 per site

C. Other Terms and Conditions:

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

<u>Greynolds Park El and Greynolds Park Primary Learning Center:</u>	\$ 8,500
<u>Scott Lake Elementary:</u>	\$10,000

- 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. Greynolds Park Elementary/Greynolds Park Primary Learning Center
Fund: 0380, Object: 5680, Location: 2281, Program: 2808/1508/1153, Function: 7400
2. Scott Lake Elementary
Fund: 0368, Object: 5680, Location: 4881, Program: 2280, Function: 7400

Prior Commissioning & Performance Evaluation

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

- Deferred Maintenance Package #18, General Repairs and Rehabilitation at Flamingo Elementary, Project No. 00259100
A/E Services
Date Commissioned: February 15, 2006
- Special Projects Consultant (SPC) for Civil Engineering services for miscellaneous projects of up to \$1.0 million each for a four-year term
Date Commissioned: February 16, 2005
- Construction Scheduling Services, for a four-year term
Date Commissioned: December 15, 2004
- Construction Cost Estimating services, for a four-year term
Date Commissioned: December 15, 2004

The most recent overall performance evaluation score issued by staff to ADA was for the quarter ending December 31, 2005. Based on a scale of 1-5, the firm received a score of 3.40 for A/E Services.

Principals

The Principal/Owner to be directly responsible to the Board for A.D.A. Engineering, Inc., is Alberto D. Argudin. The firm is located at 11401 SW 40 Street, Suite 470, Miami, Florida 33165.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission A.D.A. Engineering, Inc., as Architect/Engineer of Record for Deferred Maintenance Package #24, Repairs and Rehabilitation at Greynolds Park Elementary School and Greynolds Park Primary Learning Center, Project No. A01099, and Scott Lake Elementary School, Project No. A01141, as follows:

1) A combined lump sum Basic Services fee of \$268,000:

- Greynolds Park EI and PLC \$124,800
- Scott Lake EI \$143,200

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

NAD:SGG:sgg