

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF SBLM ARCHITECTS, P.C., AS ARCHITECT/ENGINEER OF RECORD FOR DEFERRED MAINTENANCE PACKAGE #26, GENERAL REPAIRS AND REHABILITATION AT BISCAYNE GARDENS ELEMENTARY SCHOOL, PROJECT NO. A01023

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 & Porrás Architects, Inc.
- SBLM Architects, P.C.

The following individuals served on the A/E Selection Committee:

Committee Member

Annie Betancourt
Auguste Nicoleau
Francis Hoar
Carl Nicoleau

Representing

Appointee of the Superintendent
Facilities Management
Facilities Management
Facilities Management

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 by no later than April 2007.

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

A. Basic Services Fee:

Negotiations with SBLM as A/E of Record have been successfully concluded. The total negotiated lump sum Basic Services fee of \$222,000. This fee represents approximately 7.67% of the estimated construction cost and 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	\$ 34,310
Phase II/III - Construction Documents (50% complete)	\$ 55,000
Phase II/III - Construction Documents (100% complete/approved)	\$ 56,000
Phase IV - Bid/Award	\$ 10,845
Phase V - Construction Administration: to Substantial Completion	\$ 55,000
Phase V - Construction Administration: Punch List and Close Out	\$ 8,676
Phase VI - Warranty	\$ 2,169
BASIC SERVICES FEE:	\$ 222,000

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 45 additional site visits during construction at a flat fee of \$275/visit:

Not-to-exceed \$ 12,375

Traffic Study

Not-to-exceed \$ 15,000

C. Other Terms and Conditions

- The A/E will perform program and scope validation services for a lump sum fee, for \$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 \$150/hour for the Architect, and \$150/hour for the Designated Specialists, for Board-authorized additional services;
- 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 time-sensitive schedule and the contract terms and conditions and will commence services upon Board commissioning.

Project Fund

Fund: 0368, Object: 5630, Location: 0361, Program: 1851, Function: 7400

Prior Commissioning & Performance Evaluation

The Board has commissioned SBLM for the following project(s) within the last three years:

- Deferred Maintenance Package #14, General Repairs and Rehabilitation at Miami Sunset Sr, Project No. 00264500.
A/E of Record
Commissioned: March 15, 2006

There is no current performance evaluation data available for this firm.

Principals

The Principal/Owner to be directly responsible to the Board for SBLM is James Cohen. The firm is located at 11440 North Kendall Drive, Suite 210, Miami, Florida 33176.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission SBLM Architects, P.C. as Architect/Engineer of Record for Deferred Maintenance Package #26, General Repairs and Rehabilitation at Biscayne Gardens Elementary School, Project No. A01023, as follows:

- 1) A total lump sum Basic Services fee of \$222,000 for A/E Basic Services; and
- 2) the Project Scope and all the Terms and Conditions as set forth in the body of the agenda item.

NAD:JFC:jfc