

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF RODRIGUEZ PETERSON & PORRAS ARCHITECTS, INC., AS ARCHITECT/ENGINEER OF RECORD FOR DEFERRED MAINTENANCE PACKAGE #20, GENERAL REPAIRS AND REHABILITATION AT NORLAND ELEMENTARY SCHOOL, PROJECT NO. A01098, AND NORLAND MIDDLE SCHOOL, PROJECT NO. 00259300

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.A.

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

Committee Member

Representing

Annie Betancourt
Auguste Nicoleau
Francis Hoar

Appointee of the Superintendent
Facilities Management
Facilities Management

Committee Member

Representing

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 have been commissioned 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.

Staff assigned Rodriguez Peterson & Porras Architects, Inc. (RP&P) to provide architectural/engineering services for Deferred Maintenance Package #20, General Repairs and Rehabilitation at Norland Elementary, Project No. A01098, and at Norland Middle, Project No. 00259300.

Project Scope

Norland Elementary:

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

- Site – Replacement of basketball standards, perimeter chain link fencing and gates (approx. 500 linear ft), aluminum flagpole, replacement of damaged sidewalks near and around the portables area (approx. 1000 linear ft) and replacement of irrigation system (which includes replacement of pumps, control valves, damaged pipes and irrigation heads);
- Building Envelope – Replacement of built-up roofs at all buildings except Building 14; replacement of all exterior wood doors, frames and hardware (Building 01); replacement of aluminum windows and storefront at Buildings 01 through 09; and paint all buildings except Building 14;
- Interior – Remodeling of language arts lab room into science classroom and principal's office; replacement of acoustical ceiling at Buildings 01 through 09; replacement of built-in cabinets at Buildings 01 through 09; replacement of damaged folding partitions in Building 08 and replacement of doors and door hardware to comply with ADA requirements; replacement of carpet at media center; replacement of chalkboards with markerboards;
- HVAC – Removal of existing boiler, fuel tanks, piping and space heating system. Provide new air conditioning system in dining room and exhaust/ventilation system in kitchen area. Replacement of existing air conditioning windows units in classrooms; and replacement of fly fans in food service areas;
- Electrical – Provide additional outlets and data drops in classrooms; new lightning and new surge protection throughout the facility; replacement of kitchen hood; and

- Plumbing – Replacement of fixtures and fittings in individual and group restrooms, drinking fountains, water coolers and minor remodeling to individual restrooms to meet ADA requirements;

Estimated Construction Cost: \$4,904,622 (as programmed by Soares Da Costa Contractor, Inc., November 23, 2005)

Norland Middle:

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

- Site – Provide direct and ADA compliant pedestrian access to and within the facility (e.g.: additional ramps, repair of existing concrete steps, nosings and treads, replacement of trench covers which cross pedestrian routes; replacement of handrails and railings as needed throughout the facility; and provide accessibility to Building 02 (Auditorium));
- Building Envelope – Replacement of singly-ply roof in Buildings 02, 03, 04, and 05; provide downspouts and gutters as required. Replacement of windows in Buildings 01 through 05; repairing and reinstalling of windows in Building 06; replacement of door thresholds in Buildings 01 through 05 to meet ADA requirements;
- Interior – Replacement of acoustical ceiling in Buildings 01 through 05; replacement and raising of ceilings in corridors in Buildings 03 and 04;
- HVAC – Replacement of entire HVAC system (which consists mostly of wall units and package units) with new central system. Removal of existing boilers, fuel tanks, and space heating system. Provide exhaust/ventilation system in kitchen area;
- Electrical – Replacement of electrical power distribution system including panel boards, wiring and electrical devices in Buildings 01 through 05, 07, and 08; replacement of kitchen hood;
- Plumbing – ADA renovations of group toilets and single-user toilets in Buildings 01 and 06; renovation/repair of PE showers to meet; and replacement of drinking fountains and water coolers in Buildings 01 through 06. Replacement of built-in counter top-mounted sinks to meet ADA requirements; and
- Specialties - Provide new signage throughout the facility;

Estimated Construction Cost: \$6,542,802 (as programmed by Soares Da Costa Contractor, Inc., December 14, 2005)

Construction of the projects 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. Norland Elementary: no later than December 2006
2. Norland Middle: no later than January 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 RP&P as A/E of Record have been successfully concluded. The total negotiated lump sum basic services fee for both Norland Elementary and Norland Middle Schools is \$838,000 as follows:

Norland Elementary: A total lump sum fee for Basic Services of \$380,000 which represents approximately 7.74% of \$4,904,622, the estimated construction cost (as programmed by Soares Da Costa Contractors, Inc., dated November 23, 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	\$ 38,000
Phase II - Design Development	\$ 114,000
Phase III - Construction Documents (50% complete)	\$ 47,500
Phase III - Construction Documents (100% complete/approved)	\$ 47,500
Phase IV - Bid/Award	\$ 19,000
Phase V - Construction Administration: to Substantial Completion	\$ 95,000
Phase V - Construction Administration: Punch List and Close Out	\$ 15,200
Phase VI - Warranty	\$ 3,800
BASIC SERVICES FEE:	\$ 380,000

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

Site Visits:

The A/E and Designated Specialists will provide up to 52 additional site visits during construction at a flat fee of \$280/visit:

Not-to-exceed \$14,560

Norland Middle: A total lump sum fee for Basic Services of \$458,000 which represents approximately 7.00% of \$6,542,802, the estimated construction cost (as programmed by Soares Da Costa Contractors, Inc., dated December 14, 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	\$ 45,800
Phase II - Design Development	\$ 137,400
Phase III - Construction Documents (50% complete)	\$ 57,250
Phase III - Construction Documents (100% complete/approved)	\$ 57,250
Phase IV - Bid/Award	\$ 22,900
Phase V - Construction Administration: to Substantial Completion	\$ 114,500
Phase V - Construction Administration: Punch List and Close Out	\$ 18,320
Phase VI - Warranty	\$ 4,580
BASIC SERVICES FEE:	\$ 458,000

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

Site Visits:

The A/E and Designated Specialists will provide up to 52 additional site visits during construction at a flat fee of \$280/visit:

Not-to-exceed \$14,560

B. 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:

Norland Elementary	\$5,000
Norland Middle	\$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 \$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:

Norland Elementary, project no A01098:

Fund: 0389 & 0380, Object: 5680, Location: 3701, Program: 2808, Function: 7400

Norland Middle:

Fund: 0389, Object: 5680, Location: 6571, Program: 2502, Function: 7400

Prior Commissioning & Performance Evaluation

The Board has not commissioned RP&P for any projects within the last three years. There is no current performance evaluation data available for this firm.

Principals

The Principal/Owner to be directly responsible to the Board for RP&P is Orestes Rodriguez. The firm is located at 6175 NW 153 Street, Suite 402, Hialeah, Florida 33014.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Rodriguez Peterson & Porras Architects, Inc., as Architect/Engineer of Record for Deferred Maintenance Package #20, General Repairs and Rehabilitation at Norland Elementary School, Project No. A-01098, and Norland Middle School, Project No. 00259300, as follows:

- 1) A total combined lump sum Basic Services fee of \$838,000 for A/E Basic Services:
 - Norland Elementary \$380,000
 - Norland Middle \$458,000
- 2) the Project Scopes and all the Terms and Conditions as set forth in the body of the agenda item.

NAD:JFC:jfc