

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF ARCHITEKNICS, INC., AS ARCHITECT/ENGINEER OF RECORD FOR DEFERRED MAINTENANCE PACKAGE #28, RENOVATIONS AND GENERAL REPAIRS AT YOUNG MEN'S PREPARATORY ACADEMY, AT BUENA VISTA COMPLEX, PROJECT NO. 00305800

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

In February 2006, a Request for Qualifications was advertised for one (or more) Architect/Engineer (A/E) firms to provide architectural/engineering services for the Facilities Work Program through FY '09, for New Schools, Additions, and Remodeling & Renovation Projects. Three categories were identified for the solicitation: Category A - projects with construction cost estimates greater than \$15 million; Category B - projects with construction cost estimates between \$5 million and \$15 million; and Category C - projects with an estimated construction cost between \$1 million and \$5 million.

Staff has completed the selection process for **Category C**. Four firms applied, were evaluated, and have been ranked based upon their Initial Screening Score. One firm was disqualified. In addition, four firms from Category B were re-assigned to Category C based upon the minimum requirements stated in the legal advertisement. In total seven qualified; therefore, the interview process was not required. The final ranking for Category C, based upon each firm's Initial Screening Score, is as follows:

<u>Ranking</u>	<u>Firm</u>
1	ACAI Associates, Inc.
2	Elements Architects and Interior Designers, Inc.
3	Architeknics, Inc.
4	LIVS Associates, Inc.
5	Landera Associates, Inc.
6	Alleguez Architecture, Inc.
7	GLE Associates, Inc.

Assignment of projects is based on alignment of firm's capabilities, workload, construction values and scheduling of each project.

Based on the above criteria, staff assigned Architeknic, Inc., the third ranked firm, as Architect/Engineer of Record for Deferred Maintenance Package #28, Renovations and General Repairs at Young Men's Preparatory Academy, at Buena Vista Complex, Project No. 00305800.

Negotiations with Architeknic, Inc. have been successfully concluded as follows:

Project Scope

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

- Master Plan: The A/E is to provide a minimum of 2 master plan options for the facility. The 2 master plan options must reflect the allotted construction time and the project budget. The A/E is to provide sound design ideas to remedy the current student station unsatisfactory status (C-3 designation). The A/E shall make recommendations regarding the feasibility of renovating the campus to meet current code and program requirements of 400 student stations as recommended by MDCPS' Facilities Planning and Standards.
- PHASE 1 - Building 01 up-grade: Replacement of windows throughout the facility including all necessary cutting, structural reinforcing, infill, patching, caulking and repair; major exterior paint throughout the facility including pressure cleaning, stucco crack repair, and re-seal expansion joints; means of egress deficiencies' corrections; new fire sprinkler system; safety-to-life deficiency corrections (including emergency lighting);
- PHASE 2 – Site improvements and Buildings 02, 03, and 05 upgrades to include structural repairs and upgrades, ceiling, lighting and flooring, instructional aids, HVAC, plumbing, fire protection, electrical, fire alarms, P/A clock system, parking resurface and re-stripping, re-roofing (if necessary), window replacement, ADA compliance, and major paint (as required).

Estimated Construction Cost: \$5,525,120 (as programmed by M-DCPS Advance Planning, June 2006)

The A/E has agreed to the following document submittal schedule:

Final Master Plan (minimum of two Options): Complete documents by 8-09-06

Phase 1 - Building 01 Up-grade: Complete 100% Construction Documents by 10-12-06

Construction of 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 the project. If accepted by staff, the negotiated GMP will be submitted to the Board for approval.

Phase 1 of this project is scheduled for partial student occupancy in August 2007.

Terms & Conditions

A. Basic Services Fees:

The A/E has agreed to a lump sum fee for Basic Services of \$420,000 which represents approximately 7.6% of \$5,525,120, the estimated construction cost. This fee includes all required services, FF&E layouts, and consultants, except as noted below. Basic services fees shall be paid based at the completion of the following phases:

BASIC SERVICES:		Phase 1	Phase 2
Phase I	Schematic Design	\$25,200	\$16,800
Phase II	Design Development	N/A	\$25,200
Phase II/III	Construction Documents, 50% complete	N/A	N/A
Phase II/III	Construction Documents, 100% complete/approved	\$138,600	\$67,200
Phase IV	Bid/Award	\$12,600	\$8,400
Phase V	Construction Administration (to Substantial Completion)	\$63,000	\$42,000
Phase V	Construction Administration (Punch List and Close Out)	\$10,080	\$6,720
Phase VI	Warranty	\$2,520	\$1,680
SUB-TOTAL BASIC SERVICES FEES:		\$252,000	\$168,000
TOTAL BASIC SERVICES FEES:		\$420,000	

B. Supporting Services Fees

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

- 1. Site Visits - The A/E and Designated Specialists will provide up to 80 additional site visits during construction, at a flat fee of \$ 300/visit: Not-to-exceed \$24,000
- 2. Traffic Consultant Fee: Not-to-exceed \$10,000

TOTAL SUPPORTING SERVICES FEES: Not-to-exceed \$34,000

C. Other Terms and Conditions

- The A/E shall provide Master Planning/programming services for the entire facility for a lump sum fee of \$15,000;
- In the absence of current as-built drawings, the A/E shall prepare up-dated drawings, in CADD format, for a lump sum fee of \$8,500;

- In consideration of the aggressive time lines for this project, the A/E shall receive a lump sum acceleration fee of \$30,000, payable upon the Board's timely receipt and approval of 100% completed construction documents for Phase 1 of the project.
- 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 Principals' rates are set at \$125/hour for the Architect, and \$125/hour for the Designated Specialists, for Board-authorized additional services;
- The provisional multiplier for hourly compensation is limited to 2.45 for any additional services approved by the Board:
- 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 terms and conditions of the Agreement, and will commence services upon Board commissioning.

Project Fund

To be funded in 2006 - 2007

Prior Commissioning & Performance Evaluation

The Board has commissioned Architektnics, Inc., for the following projects within the last three years:

- General Repairs and A.D.A. Modifications at Miami Park Elementary (Project No. A01140), Earlington Heights Elementary (Project No. 00277800) and Dr. Henry W. Mack/West Little River Elementary Project No. 00260000)
Full A/E Services
Date Commissioned: February 15, 2006
- Window Replacement Projects at Fienberg/Fisher Elementary, Project A01011 & W.J. Bryan Elementary, Project A01033
Full A/E Services
Date Commissioned: March 16, 2005

- Merrick Educational Center, Project AK0043
Full A/E Services
Date Commissioned: January 19, 2005
- Henry H. Filer Middle School, Project A0833
Full A/E Services
Date Commissioned: January 19, 2005
- Window Replacement Projects at Fienberg/Fisher Elementary, Project A01011 & W.J. Bryan Elementary, Project A01033
A/E Services for Final Scope Definition Program
Date Commissioned: December 15, 2004

The most recent overall performance evaluation score issued by staff to Architektnics, Inc. was for the quarter ending December 31, 2005. Based on a scale of 1-5, the firm received a score of 3.57 for A/E Services.

Principal

The Principal/Owner designated to be directly responsible to the Board for Architektnics, Inc. is Lourdes Rodriguez. The firm is located at 7450 SW 48 Street, Miami, FL 33155.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Architektnics, Inc. as Architect/Engineer of Record for Deferred Maintenance Package #28, Renovations and General Repairs at Young Men's Preparatory Academy, at Buena Vista Complex, Project No. 00305800, as follows:

- 1) a lump sum fee of \$420,000 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.