

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF AVART, INC., AS ARCHITECT/ENGINEER OF RECORD FOR DEFERRED MAINTENANCE PACKAGE #27, RENOVATIONS, MAINTENANCE AND REPAIRS AT MIAMI SPRINGS MIDDLE SCHOOL, PROJECT NO. 00263300

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:

1. URS Corporation Southern
2. Reynolds, Smith and Hills, Inc.
3. Laura M. Perez & Associates
4. BBA Joint Venture
5. MCH / APEC Joint Venture
6. KVH Architects, P.A.
7. Corzo Castella Carballo Thompson Salman, P.A.
8. A.D.A. Engineering, Inc.
9. Avart, Inc.
10. Architects International, Inc.
11. Architektnics Architects & Planners
12. Rodriguez Peterson & Porras Architects, Inc.
13. 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

Committee Member

Representing

Lissette Gonzalez
Dennis Caserta (Non-voting)
Veretas Fernandes (Non-voting)

A/E Selection, Negotiations & Design Management
Div. of Business Development & Assistance
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 Avart, Inc. (Avart) to provide architectural/engineering services for Deferred Maintenance Package #27, Renovations, Maintenance and Repairs at Miami Springs Middle School, Project No. 00263300.

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

Project Scope

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

- Site – Re-seal and re-stripe parking lot; replace damaged wheel stops;
- Exterior – Major paint (including surface preparation, structural repairs, caulking, etc.); replace transite panels with masonry walls;
- Window replacement - Buildings 1 through 11, (except 04);
- Plumbing – Replace cold water distribution piping from building main(s) to all group toilet rooms;
- Interior – Major paint at all buildings; replace doors, frames, hardware and thresholds as required to meet MDCPS and ADA criteria.

Estimated Construction Cost: \$3,130,503 (as programmed by URS Corporation, February 17, 2006)

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, the negotiated GMP will be submitted to the Board for approval.

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

Phase II/III - Construction Documents, 50% complete: no later than 09-15-06
Phase II/III – Construction Documents, 100% complete: no later than 12-07-06

Terms & Conditions

A. Basic Services Fee:

The total negotiated lump sum fee for Basic Services is \$219,383. This fee represents approximately 7.0% of the estimated construction cost, \$3,130,503, and includes all required services and consultants. Basic Services fees shall be paid based on the completion of the following phases:

Phase I - N/A	\$ 0
Phase II/III - Construction Documents (50% complete)	\$82,065
Phase II/III - Construction Documents (100% complete/approved)	\$61,175
Phase IV - Bid/Award	\$5,119
Phase V - Construction Administration: to Substantial Completion	\$57,013
Phase V - Construction Administration: Punch List and Close Out	\$12,201
Phase VI - Warranty	\$1,810
BASIC SERVICES FEE:	\$ 219,383

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 60 additional site visits during construction at a flat fee of \$240/visit:

Not-to-exceed \$14,400

TOTAL SUPPORTING SERVICES FEES:

Not-to-exceed \$14,400

C. Other Terms and Conditions

- The A/E will perform program and scope validation services for a lump sum fee of \$7,500; the program validation report shall be submitted to the Board by July 26, 2006.
- 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 contract terms and conditions and will commence services upon Board commissioning.

Project Fund

Fund: 0331, Object: 5680, Location: 6521, Program: 1137, Function: 7401

Prior Commissioning & Performance Evaluation

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

- Deferred Maintenance Package #9, General Repairs and Rehabilitation at Miami Palmetto Senior, Project No. 00264300
A/E Services
Date Commissioned: March 15, 2006
- Deferred Maintenance Package #19, Renovations, Maintenance and Repairs at Sunset Elementary, Project No. 00261700
A/E Services
Date Commissioned: February 15, 2006
- Special Projects Consultant (SPC) – Structural Engineering Services for Miscellaneous Projects up to \$1 million construction cost each for a four-year term
Date Commissioned: February 16, 2005

The most recent overall performance evaluation score issued by staff to Avart was for the quarter ending December 31, 2005. Based on a scale of 1-5, the firm received a score of 3.36 for A/E Services.

Principals

The Principal/Owner to be directly responsible to the Board for Avart, Inc. is Arthur J. Miller. The firm, a subsidiary of Berger, Lehman Associates, is located at 1150 Northwest 72 Avenue, Suite 350, Miami, Florida 33126.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Avart, Inc. as Architect/Engineer of Record for Deferred Maintenance Package #27, Renovations, Maintenance and Repairs at Miami Springs Middle School, Project No. 00263300, as follows:

- 1) A total lump sum Basic Services fee of \$219,383 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:SGG:sgg