

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF CORZO CASTELLA CARBALLO THOMPSON SALMAN, PA, AS ARCHITECT/ENGINEER OF RECORD FOR DEFERRED MAINTENANCE PACKAGE #5, RENOVATIONS, MAINTENANCE AND REPAIRS AT MIAMI NORTHWESTERN SENIOR HIGH SCHOOL PROJECT NO. A01096**

**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 and \$5 million.

Staff has completed the selection process for **Category B**. Seventeen firms applied, were evaluated, and have been ranked based upon their Initial Screening Score. One firm was disqualified and four firms were re-assigned to Category C, based upon the minimum requirements stated in the legal advertisement. The remaining twelve firms qualified, therefore the interview process was not required. The firms in Category B are as follows:

- 1 Wolfberg Alvarez & Partners
- 2 Gili-McGraw Architects, L.L.P.
- 3 Brown & Brown Architects, Inc.
- 4 Laura M. Perez & Associates, Inc.
- 5 Architects International, Inc.
- 6 Santos Raimundez Architects, P.A.
- 7 The Architectural Partnership, Inc.
- 8 Forbes Architects, Inc.
- 9 Corzo Castella Carballo Thompson Salman, P.A.
- 10 R. J. Heisenbottle Architects, P.A.
- 11 Palenzuela & Hevia Design Group, Inc.
- 12 Rodriguez Peterson & Porras Architects, 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 Corzo Castella Carballo Thompson Salman, PA (C3TS) as Architect/Engineer of Record for Deferred Maintenance Package #5, Renovations, Maintenance and Repairs at Miami Northwestern Senior High School, Project No. A01096.**

Negotiations with C3TS have been successfully concluded as follows:

### **Project Scope**

The intent of this project is to close out outstanding Mandatories, Provisos and other Punch List items, and to provide general renovations, maintenance and repairs and up-dating of the facilities. The A/E must make provisions to phase the Work in order to minimize disruption to the normal operations of the school.

Portions of the Work may require the relocation of students from the construction area. As currently programmed, the Scope of Work would have to be implemented in four sequential phases. However, the A/E of Record, in conjunction with the CM at-Risk contractor and the Board, shall determine the most reasonable, safe, and cost-efficient method of executing this project.

A summary of the scope of work includes, but is not limited to, corrections to campus-wide deficiencies as noted in 1) Magellan deficiency report, 2) all design review and documented inspection reports from the original construction period to the present, as well as punch lists and consultant reports, and 3) URS inspections and/or meetings, as follows:

- Site Work - Provide new bus drop-off and new covered walkways to portable classrooms and student parking area;
- Roofing - Assess the condition of existing roofing throughout the facility, to determine the best course of action for this section;
- Structure - Replace expansion joint cover assemblies, and seal all expansion joints in slab on first floor, exterior; repair structural cracks;
- Building Envelope - Major paint, interior and exterior; replace exterior steel double- and single-hung doors, frames and hardware; apply epoxy coating to exterior corridor floors and stairs; re-seal and re-stripe parking lot;
- Interior - Evaluate Indoor Air Quality issues, including mold/mildew remediation and replacement of damaged interior finishes; A/E shall assess existing storm water drainage system to eliminate future water damage to doors and interior spaces;
- ADA Code compliance - correct four existing exterior stairs to meet ADA requirements; provide one ADA-accessible station at each Science Lab; renovate/remodel toilet rooms;

- HVAC - Replace chilled water piping insulation, Air Handling Units, VAV boxes, as noted in the Program, and provide new Direct Digital Control System; re-pipe existing fire suppression system; seal off and isolate exterior corridors from interior return air plenums adjacent to air-conditioned spaces to prevent condensation.

(Note: Replacement of three roof-mounted cooling towers, originally included in the programmed Scope (with a construction cost estimate of \$250,000), is currently being implemented as a "pull-out" project, on an emergency basis, and is no longer included in this project.)

- Plumbing - replace sinks and lavatories in Building 01;
- Electrical – Add GFI, 20 amp, and data receptacles; correct deficiencies to systems requiring emergency power from existing emergency generator (inclusion of P/A and Fire Alarm Systems); verify branch circuits from each emergency panel board, and re-connect all existing circuit breakers in new panel boards; verify code-compliance of smoke detector locations in all mechanical and electrical rooms; test all equipment in electrical and mechanical rooms for proper grounding;
- Fire/Safety - Provide fire extinguisher in all fire extinguisher cabinets; replace fittings on fire sprinkler T-connections and replace all existing rusted sprinkler heads; provide new strobe devices; verify shut-down of gas at kitchen and vocational labs upon activation of Fire Alarm system, and conformance of existing gas shut-off solenoid valves with applicable codes;
- Safety-to-Life - Review unresolved code issues included in the deficiencies lists and rectify noted deficiencies as required.

Based on the Final Scope Definition Program prepared by URS Corporation (dated May 15, 2006) the estimated cost of construction for this project is \$8,161,673 minus \$250,000 for chiller replacement noted above, or \$7,911,672.

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

- Program Validation/Systems Assessment Report: November 30, 2006
- Phase I – Schematic Design: February 1, 2007
- Phase II/III – Construction Documents (50% complete): April 2, 2007
- Phase II/III – Construction Documents (100% complete): June 4, 2007

Construction is currently scheduled to commence July 2007 and be substantially complete by March 2009.

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.

**Terms & Conditions**

A. Basic Services Fees:

The A/E has agreed to a lump sum fee for Basic Services of \$655,647 which represents approximately 8.3% of \$7,911,672, the estimated construction cost. This fee includes all required services, and consultants, except as noted below. Basic Services fees shall be paid based on the completion of the following phases:

Phase I – Schematic Design	\$ 85,000
Phase II/III – Construction Documents (50% complete)	\$179,564
Phase II/III – Construction Documents (100% complete)	\$179,565
Phase IV – Bid/Award	\$ 25,000
Phase V – Construction Administration (to substantial completion)	\$166,518
Phase V – Punch List and Close Out	\$ 13,500
Phase VI – Warranty/Post Occupancy	<u>\$ 6,500</u>
<b>TOTAL BASIC SERVICES FEE:</b>	<b>\$655,647</b>

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 \$ 280/visit:

Not-to-exceed \$ 22,400

2. Insurance Premium reimbursement:

(The A/E shall obtain no less than a \$1 million Project Specific professional liability insurance policy with a maximum deductible of \$50,000, unless otherwise instructed by the Board designee):

Not-to-exceed \$100,000

**TOTAL SUPPORTING SERVICES FEES:**

**Not-to-exceed \$122,400**

C. Other Terms and Conditions

- A/E shall perform in-depth scope and budget validation services, coordinate and direct required systems condition testing, provide systems and ADA code compliance assessments and complete detailed requirements for the Scope of this Project, for a lump sum fee of **\$48,670**. The Program Validation and Systems

Assessment Report shall be submitted to MDCPS no later than November 30, 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 pre-authorized and 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 \$150/hour for the Architect, and \$150/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 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**

Fund: 0368 Object: 5680 Location: 7411 Program: 2666 Function: 7400

### **Prior Commissioning & Performance Evaluation**

The Board has commissioned C3TS for the following projects within the last three years:

- Deferred Maintenance Package #7, General Repairs and Rehabilitation at Bunche Park Elementary, Project No. 00258100, Carol City Elementary, Project No. 00258300, and Nathan Young Elementary, Project No. A01119  
A/E Services  
Date commissioned: 2-15-06
- Deferred Maintenance Package #17, General Repairs and Rehabilitation at Laura C. Saunders Elementary, Project No. 00264400  
A/E Services  
Date commissioned: 2-15-06

The most recent overall performance evaluation score issued by staff to C3TS was for the quarter ending June 30, 2006. Based on a performance scale of 1-5, the firm received a score of 4.14.

**Principal**

The Principal/Owner designated to be directly responsible to the Board for Corzo Castella Carballo Thompson Salman, PA, is Javier F. Salman. The firm is located at 901 Ponce de Leon Boulevard, Suite 900, Coral Gables, Florida 33134.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission Corzo Castella Carballo Thompson Salman, PA, as Architect/Engineer of Record for Deferred Maintenance Package #5, Renovations, Maintenance and Repairs at Miami Northwestern Senior High School, Project No. A01096, as follows:

- 1) a lump sum fee of \$655,647 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