

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF ELEMENTS, LLC AS ARCHITECT/ENGINEER
OF RECORD FOR DEFERRED MAINTENANCE PACKAGE #25,
RENOVATIONS, MAINTENANCE AND REPAIRS AT CORAL GABLES
SENIOR HIGH SCHOOL
PROJECT NO. 00266200**

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. Four firms from Category B were re-assigned by staff to Category C, based upon the minimum requirements stated in the legal advertisement. All seven firms qualified, therefore the interview process was not required. The firms in Category C are as follows:

- 1 ACAI Associates, Inc.
- 2 Elements, LLC
- 3 Architektnics, 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 Elements, LLC, (Elements), as Architect/Engineer of Record for Deferred Maintenance Package #25, Renovations, Maintenance and Repairs at Coral Gables Senior High School, Project No. 00266200.

Negotiations with Elements have been successfully concluded as follows:

Project Scope

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

- Site - Repair/restore athletic fields (including track, jumping pits, and javelin, discus and shot put areas); replace batting cages, chain link fencing/gates; replace irrigation and drainage systems; provide new parent drop-off with covered walkways and lighting;
- Interiors – At auditorium, up-grade PA system, replace lighting and dimmer system, repair terrazzo floor at entrance, replace mezzanine seating, and repair wood floor at stage;
- Safety-to-Life – Replace Fire Alarm System panel;
- ADA – Correct ADA deficiencies throughout the facility (including replacement of toilet stalls, plumbing fixtures, doors and door hardware, drinking fountains, handrails, AV alarms, etc.);
- HVAC – Replace AHU's, Unit ventilators, VAV boxes as follows:
 - Building 01 - One 10-Ton AHU
 - Building 02 - Two 25-Ton AHUs; Four 5-Ton Fan Coil units; VAV boxes
 - Building 03 - Two 25-Ton AHUs
 - Building 04 - Two 25-Ton AHUs
 - Building 05 - One 25-Ton AHU
 - Building 07 - Two 25-Ton AHUs; four 5-ton Unit ventilators
 - Building 09 - Two 25-Ton AHUs
 - Building 10 - Three 25-Ton AHUs
 - Building 13 - One 1.5-Ton split system unit
- Plumbing – Replace gas boiler (domestic hot water) at Building 01;

Estimated Construction Cost: \$4,000,000 (as programmed by URS Corporation, February 17, 2006; Estimated Construction Cost up-dated by MDCPS, July, 2006)

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

- Program Validation Report - due no later than: October 15, 2006
- Phase I (Parent drop-off only) – due no later than: December 1, 2006
- Phase II/III – Construction Documents (50% complete) – due no later than 60

calendar days after approval by M-DCPS of Program Validation Report

- Phase II/III – Construction Documents (100% complete) – due no later than 60 calendar days after approval by M-DCPS of Phase II/III Construction Documents (50% complete)

Construction is anticipated to be completed by May 2008.

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 \$345,950 which represents approximately 8.6% of \$4,000,000 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:

BASIC SERVICES:		
Phase I	Schematic Design	\$ 34,600
Phase II/III	Construction Documents, 50% complete	\$ 95,164
Phase II/III	Construction Documents, 100% complete/approved	\$ 95,164
Phase IV	Bid/Award	\$ 17,050
Phase V	Construction Administration (to Substantial Completion)	\$ 86,500
Phase V	Construction Administration (Punch List and Close Out)	\$ 13,840
Phase VI	Warranty	\$ 3,632
TOTAL BASIC SERVICES FEES:		\$ 345,950

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 40 additional site visits during construction, at a flat fee of \$ 300/visit: Not-to-exceed \$12,000
- Traffic Consultant Fee: Not-to-exceed \$12,000

TOTAL SUPPORTING SERVICES FEES:

Not-to-exceed \$24,000

C. Other Terms and Conditions

- The A/E will perform in depth program, scope, and budget validation services (including ADA code compliance assessment) for a lump sum fee of **\$25,000**. A Validation Report shall be submitted to MDCPS by October 15, 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 Principals' rates are set at \$155/hour for the Architect, and \$155/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 \$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 terms and conditions of the Agreement, and will commence services upon Board commissioning.

Project Fund

Fund: 0394 Object: 5670 Location: 7071 Program: 2624 Function: 7400

Prior Commissioning & Performance Evaluation

The Board has not commissioned Elements, LLC for any projects within the last three years.

No performance evaluation score has been issued by staff to Elements.

Principal

The Principal/Owner designated to be directly responsible to the Board for Elements, LLC is Nicholas V. Puglisi. The firm is located at 1699 Coral Way, Suite 503, Miami, Florida 33145.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Elements, LLC as Architect/Engineer of Record for Deferred Maintenance Package #25, Renovations, Maintenance and Repairs at Coral Gables Senior High School, Project No. 00266200, as follows:

- 1) a lump sum fee of \$345,950 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