

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF ALLEGUEZ ARCHITECTURE, INC., AS ARCHITECT/ENGINEER OF RECORD FOR DEFERRED MAINTENANCE PACKAGE #29, RENOVATIONS, MAINTENANCE AND REPAIRS AT LITTLE RIVER ELEMENTARY SCHOOL PROJECT NO. 0307100

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 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 Alleguez Architecture, Inc. as Architect/Engineer of Record for Deferred Maintenance Package #29, Renovations, Maintenance and Repairs at Little River Elementary School, Project No. 00307100.

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

Project Scope

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

- Site – New bus drop-off and overhead canopy, related walkways, protective bollards, striping, signage, lighting and site work. Replacement of pavement marking and wheel stops. New storm water drainage and sub-drainage system. Replacement of chain link fence and gate;
- Exterior/Roofing – Replacement of single ply roofing, asphalt bitumen surfaced areas with SBS modified bitumen mineral surface roofing. Replacement of existing tile roofing with MDPS approved roof tile;
- Exterior/Building Envelope – Replacement of aluminum inoperable louver/shading devices in existing aluminum windows, and related cutting, patching and painting. Replacement of steel doors in miscellaneous locations throughout the facility;
- Interior – Replacement of wood doors and frames, and related cutting, patching, painting, ADA compliance, hardware and required keying and security/access system into this building. Replacement of vinyl tile flooring in Building 04;
- Safety-to-Life – Replacement of emergency light battery packs in miscellaneous locations throughout the facility;
- Electrical – Replacement of intercom master station, intercom speakers in miscellaneous locations throughout the facility. Replacement of panel boards and electrical conduit, wiring, electrical receptacles in miscellaneous locations throughout the facility. Replace exterior walkway lights in miscellaneous locations throughout the facility;
- HVAC – Replacement of air handling units, refrigerant condensing units, evaporative condenser units, unit ventilators, exhaust fans in restrooms, roof exhaust fan in miscellaneous locations and related cutting, patching and painting; and
- Plumbing – Repair/replace 30-gal water heater. Replacement of existing lavatories in miscellaneous locations throughout the facility. Replacement of plumbing valve and associated deteriorating piping.

Based on the Final Scope Definition Program prepared by URS Corporation (dated May 15, 2006) the estimated cost of construction for this project is \$1,904,961.

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

- Commission A/E September 2006
- Phase III (100% complete) April 2007
- Board Award May 2007
- Substantial Completion September 2007

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 \$154,000 which represents approximately 8.08% of \$1,904,961 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 II | Design Development Documents | \$ 46,200 |
| Phase III | Construction Documents, 50% complete | \$ 30,800 |
| Phase III | Construction Documents, 100% complete/approved | \$ 23,100 |
| Phase IV | Bid/Award | \$ 7,700 |
| Phase V | Construction Administration (to Substantial Completion) | \$ 38,500 |
| Phase V | Construction Administration (Punch List and Close Out) | \$ 6,160 |
| Phase VI | Warranty | \$ 1,540 |
| TOTAL BASIC SERVICES FEES: | | \$ 154,000 |

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 24 additional site visits during construction, at a flat fee of \$250/visit: Not-to-exceed \$6,000
- TOTAL SUPPORTING SERVICES FEES: Not-to-exceed \$6,000**

C. Other Terms and Conditions

- The A/E will perform in-depth program, scope, and budget validation services for a lump sum fee of **\$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 Principals' rates are set at \$135/hour for the Architect, and \$135/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 terms and conditions of the Agreement, and will commence services upon Board commissioning.

Project Fund

Fund: 0389 Object: 5680 Location: 3021 Program: 2109 Function: 7400

Prior Commissioning & Performance Evaluation

The Board has commissioned Alleguez Architecture, Inc. for the following project within the last three years:

- Lenora B. Smith Elementary – Window Replacement and Minor Renovation,
Project No. A0847
 Full A/E Services
 Date of Commission: 08-20-03

The most recent overall performance evaluation score issued by staff to Alleguez Architecture, Inc. was for the quarter ending June 2006. Based on a performance scale of 1-5, the firm received a score of 3.29.

Principal

The Principal/Owner designated to be directly responsible to the Board for Alleguez Architecture, Inc. is Ana Alleguez. The firm is located at 901 Ponce de Leon Blvd., Coral Gables, Florida 33134

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Alleguez Architecture, Inc. as Architect/Engineer of Record for Deferred Maintenance Package #29, Renovations, Maintenance and Repairs at Little River Elementary School, Project No. 00307100, as follows:

- 1) a lump sum fee of \$154,000 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.

NAD:JFC:jfc