

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF PALENZUELA & HEVIA DESIGN GROUP, INC. AS ARCHITECT/ENGINEER OF RECORD FOR DEFERRED MAINTENANCE PACKAGE #21, RENOVATIONS, MAINTENANCE AND REPAIRS AT LAKEVIEW ELEMENTARY SCHOOL, PROJECT NO. 00260200, MADISON MIDDLE SCHOOL, PROJECT NO. 00260500, AND HIALEAH ELEMENTARY SCHOOL, PROJECT NO. 00263100

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. In total, twelve firms qualified; therefore the interview process was not required. The list of 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 Palenzuela & Hevia Design Group, Inc. as Architect/Engineer of Record for Deferred Maintenance Package #21, Renovations, Maintenance and Repairs at:

- **Lakeview Elementary School, Project No. 00260200**
- **Madison Middle School, Project No. 00260500**
- **Hialeah Elementary School, Project No. 00263100**

Negotiations with Palenzuela & Hevia Design Group, Inc. have been successfully concluded as follows:

Project Scope

1. Lakeview Elementary (Project No. 00260200):

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

- Site - Re-stripe existing bus drop-off and provide barricades and signage. Provide covered walkways, related walk areas, new storm water drainage system and new irrigation system. Re-certification of back flow preventers;
- Exterior - Replacement of asphalt bitumen roofing system throughout the facility;
- Interior - Replacement of wood doors, frames and hardware in various locations throughout the facility. Provide ADA compliant ramps, thresholds and handrails;
- HVAC - Provide new central air conditioning system and exhaust fans in various areas throughout the facility. Replacement of boiler system. Repair/Replacement of rooftop packaged units, air handling units and refrigerant condensing units;
- Electrical - Replacement of electrical main service and exterior lights at walkways campus wide. Provide new voltage suppression system, an intercom system in various locations and new walkway lighting;
- Plumbing - Replacement of domestic water piping, drinking fountains and new electric water coolers in various locations throughout the facility. Replacement of fixtures in several group toilets;
- ADA Compliance - Provide signage, door hardware, door clearances, handrails, accessible toilets, drinking water fountains and electric water coolers, accessible thresholds at ramps, doorways, base cabinet and counter heights. New accessible route to hardcourts; and
- Asbestos - Coordination with the M-DCPS Dept. of Asbestos Abatement is required.

Based on the Final Scope Definition Program prepared by URS Corporation (dated February 17, 2006) the estimated cost of construction for this project is \$2,051,228.

2. Madison Middle (Project No. 00260500):

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

- Site - Provide storm drainage system. Seal asphalt parking. Provide new walkways, protective bollards, striping, signage, lighting, sitework, handicap parking stalls and wheel stops. Replacement of two basketball backstops;
- Exterior – Pressure clean and paint all building exterior surfaces. Repair stucco, reseal expansion joints and caulk around windows and doorways as required;
- Interior - Paint drywall, plaster and baseboard molding. Replacement of acoustical ceiling tiles, vinyl composition tile flooring, handrails, moldings and trims in various locations. Repair/Replacement of wood doors, frames and hardware also in various locations;
- HVAC – Provide new 50-Ton and 100-Ton water chillers, mechanical pads, and chain link fence enclosure. New direct digital controls. Replacement of 5-Ton, 15-Ton and 25-Ton air handling units and condensing unit systems and exhaust fans. Removal of window units and provide new glazing/spandrel panels;
- Plumbing - Provide gas boiler. Replacement of group toilet room piping and fixtures in various locations throughout the facility. Replacement of acid neutralization tanks. Replacement of base cabinets and sinks. New accessible drinking fountains;
- Electrical - New voltage suppression at panel boards in various locations throughout the facility. Replacement of interior lighting throughout the facility. Upgrade electrical service for new water chillers;
- Safety-to-Life - Replacement of fire alarm system and visual alarms;
- Instructional Aids - Repair/Replacement of markerboards in various locations throughout the facility;
- ADA Compliance - Provide handicapped compliant elevator and a wheelchair lift. Provide room signage, door hardware, door clearance, handrails, ramps to shower areas and toilets, drinking water fountains, accessible thresholds at doorways and counter heights; and
- Asbestos - Coordination with the M-DCPS Dept. of Asbestos Abatement is required.

Based on the Final Scope Definition Program prepared by URS Corporation (dated January 23, 2006) the estimated cost of construction for this project is \$4,648,421.

3. Hiialeah Elementary (Project No. 00263100):

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

- Exterior – Pressure clean and paint exterior surface areas. Repair stucco, reseal expansion joints and caulk around windows and doorways as required. Replacement of windows and provide structural reinforcing and patching around existing openings in various locations;
- Interior - Paint drywall and plaster. Replacement of acoustical ceiling tiles, vinyl composition tile in various locations campus wide. Replacement of wood doors, frames and hardware in various locations also campus wide. Provide new accessible built-in base cabinets and sinks;
- Instructional Aids - Replacement of markerboards and tackboards;
- HVAC - Provide new central A/C system and related structural modifications. Provide chiller enclosure. New mechanical rooms within the facility. New direct digital controls and new Emergency Management System (EMS). Replacement of air handling units, exhaust fans and ductwork. Removal of window units; and
- ADA Compliance - Provide wheelchair lift, handicapped ramp, door hardware, room signage, door clearance, handrails and reconfigure single and group toilets, drinking water fountains, accessible thresholds at doorways, grab bars and handrails, mirrors, food service/cafeteria serving lines, shower stalls, route to portable(s) and counter heights.

Based on the Final Scope Definition Program prepared by URS Corporation (dated May 23, 2006) the estimated cost of construction for this project is \$4,165,120.

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

- Scope Validation Submittal December 11, 2006
- Phase I April 18, 2007
- Phase II/III, 50% complete July 09, 2007
- Phase II/III, 100% complete September 11, 2007

Construction of the projects will be executed using the Construction Management (CM) at-Risk delivery method. The selected CM at-Risk firm may be required to submit several Guaranteed Maximum Price (GMP) proposals to execute these projects. If accepted by staff, the negotiated GMP(s) will be submitted to the Board for approval.

Terms & Conditions

1. Lakeview Elementary (Project No. 00260200):

A. Basic Services Fees:

The negotiated lump sum fee for Basic Services is \$176,610. This fee represents approximately 8.61% of the estimated construction cost, \$2,051,228, and includes

all required services and consultants.

Basic Services fees shall be paid based on the completion of the following phases:

BASIC SERVICES:		FEE:
Phase I	Schematic Design	17,661
Phase II/III	Construction Documents, 50% complete	48,568
Phase II/III	Construction Documents, 100% complete/approved	48,568
Phase IV	Bid/Award	8,830
Phase V	Construction Administration (to Substantial Completion)	44,153
Phase V	Construction Administration (Punch List and Close Out)	7,064
Phase VI	Warranty	1,766
SUB-TOTAL BASIC SERVICES FEES:		\$176,610

B. Supporting Services Fee:

- The A/E will perform program and scope validation services for a lump sum fee as follows: \$ 5,000

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

- Site Visits:
The A/E and Designated Specialists will provide up to 30 additional site visits during construction at a flat fee of \$300/visit: Not-to-exceed \$ 9,000

TOTAL SUPPORTING SERVICES FEES: **Not-to-exceed \$ 14,000**

2. Madison Middle (Project No. 00260500):

A. Basic Services

The total negotiated lump sum fee for Basic Services is \$304,038. This fee represents approximately 7.90% of the estimated construction cost, \$3,848,421, and includes all required services and consultants. Basic Services fees shall be paid based on the completion of the following phases:

BASIC SERVICES:		FEE:
Phase I	Schematic Design	30,404
Phase II/III	Construction Documents, 50% complete	83,616
Phase II/III	Construction Documents, 100% complete/approved	83,616
Phase IV	Bid/Award	15,200
Phase V	Construction Administration (to Substantial Completion)	76,000
Phase V	Construction Administration (Punch List and Close Out)	12,162

Phase VI Warranty	3,040
SUB-TOTAL BASIC SERVICES FEES:	\$304,038

B. Supporting Services Fee:

- The A/E will perform program and scope validation services for a lump sum fee as follows: \$ 5,000

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

- Site Visits:
The A/E and Designated Specialists will provide up to 30 additional site visits during construction at a flat fee of \$300/visit: Not-to-exceed \$ 9,000

TOTAL SUPPORTING SERVICES FEES: Not-to-exceed \$14,000

3. Hialeah Elementary:

A. Basic Services:

The total negotiated lump sum fee for Basic Services is \$359,000. This fee represents approximately 8.61% of the estimated construction cost, \$4,165,120, and includes all required services and consultants. Basic Services fees shall be paid based on the completion of the following phases:

BASIC SERVICES:	FEE:
Phase I Schematic Design	35,900
Phase II/III Construction Documents, 50% complete	98,725
Phase II/III Construction Documents, 100% complete/approved	98,725
Phase IV Bid/Award	17,950
Phase V Construction Administration (to Substantial Completion)	89,750
Phase V Construction Administration (Punch List and Close Out)	14,360
Phase VI Warranty	3,590
SUB-TOTAL BASIC SERVICES FEES:	\$359,000

B. Supporting Services Fee:

- The A/E will perform program and scope validation services for a lump sum fee as follows: \$ 5,000

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

- Site Visits:

The A/E and Designated Specialists will provide up to 30 additional site visits during construction at a flat fee of \$300/visit:

Not-to-exceed \$ 9,000

TOTAL SUPPORTING SERVICES FEES:

Not-to-exceed \$ 14,000

The total basic services fee for all three projects is \$839,648.

Other Terms and Conditions:

- 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 \$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

1. Lakeview Elementary

Fund: 0368 Object: 5680 Location: 2941 Program: 2094 Function: 7400

2. Madison Middle

Fund: 0398 Object: 5680 Location: 6391 Program: 1512 Function: 7400

3. Hialeah Elementary

Fund: 0310 Object: 5630 Location: 2361 Program: 2037 Function: 7400

Prior Commissioning & Performance Evaluation

The Board has commissioned Palenzuela & Hevia Design Group, Inc. for the following project within the last three years.

- Eugenia B. Thomas Elementary School, New Parent Drop-off, Project No. 00361500
Full A/E Services
Date of Commission: 09/13/06.

No performance evaluation data is currently available for the firm.

Principal

The Principal/Owner designated to be directly responsible to the Board for Palenzuela & Hevia Design Group, Inc. is Eugenio Palenzuela. The firm is located at 12201 Southwest 133 Court, Miami, Florida 33186.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Palenzuela & Hevia Design Group, Inc. as Architect/Engineer of Record for the Renovations, Maintenance and Repairs to Lakeview Elementary School, Project No. 00260200, Madison Middle School, Project No. 00260500, and Hialeah Elementary School, Project No. 00263100, as follows:

a) a combined lump sum fee of \$839,648 for A/E basic services:

- 1. Lakeview Elementary School \$176,610
- 2. Madison Middle School \$304,038
- 3. Hialeah Elementary School \$359,000

b) the Project Scope and all the Terms and Conditions as set forth in the body of the agenda item.