

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF LIVS ASSOCIATES, INC., AS ARCHITECT/ENGINEER OF RECORD FOR DEFERRED MAINTENANCE PACKAGE #30, RENOVATIONS, MAINTENANCE AND REPAIRS AT MARTIN LUTHER KING ELEMENTARY SCHOOL, PROJECT NO. 00260900

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 to Category C based upon the minimum requirements stated in the legal advertisement. In total seven qualified; therefore, the interview process was not required. The final ranking for Category C, based upon each firm's Initial Screening Score, is 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 LIVS Associates, Inc. (LIVS) as Architect/Engineer of Record for Deferred Maintenance Package #30, Renovations, Maintenance and Repairs at Martin Luther King Elementary, Project No. 00260900.

Negotiations with LIVS have been successfully concluded as follows:

Project Scope

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

- Site - Provide storm drainage system. Replacement of asphalt paving, stripping and wheel stops in staff parking lot and construction of additional staff parking. Construction of a new parent drop-off. Remove existing fencing and provide new chain link fencing and gates. Provide a new P. E. Shelter and playground area. Provide landscaping and irrigation. Re-certification and verification of on-site backflow devices, Repair or replacement of school sign;
- Interior - Removal and replacement of interior partitions and sliding room dividers. Replacement of the entire suspended ceiling including light fixtures. Replacement of doors, doors frames and hardware in various locations throughout the facility;
- Electrical - Replacement of exterior light poles and fixtures, exterior walkway lights, corridor lights and 2'x4' fluorescent lay-in fixtures. Provide Transient Voltage Surge suppression, new light switches, and duplex receptacles. Verify that all existing panels and devices are in compliance with the National Electrical Code;
- HVAC - Provide Direct Digital Controls. Provide heat load calculations if necessary. Provide new ceiling exhaust fans to serve the existing toilets. Verify proper operation of the dampers and the ductwork;
- ADA Compliance - Provide accessible door hardware, door clearances, handrails, toilet rooms, drinking fountains, thresholds at doorways and cafeteria serving lines, counter heights in compliance with ADA requirements;
- Fire & Life Safety - Provide exit signs.
- Asbestos - Coordination of this work 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 \$964,186.

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

- | | |
|---|-------------------|
| • Program Validation Report - | November 8, 2006 |
| • Phase II/III (50% Complete - Const. Docs.) | December 22, 2006 |
| • Phase II/III (100% Complete - Const. Docs.) | February 5, 2007 |
| • Substantial Completion | July 21, 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 \$79,545 which represents approximately 8.25% of \$964,186 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:		FEES:
Phase I	Schematic Design	\$ 7,950
Phase II/III	Construction Documents, 50% complete	\$ 21,807
Phase II/III	Construction Documents, 100% complete/approved	\$ 21,808
Phase IV	Bid/Award	\$ 4,000
Phase V	Construction Administration (to Substantial Completion)	\$ 20,000
Phase V	Construction Administration (Punch List and Close Out)	\$ 3,180
Phase VI	Warranty	\$ 800
SUB-TOTAL BASIC SERVICES FEES:		\$ 79,545

B. Supporting Services Fees

- 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 15 additional site visits during construction at a flat fee of \$300/visit: Not-to-exceed \$ 4,500

TOTAL SUPPORTING SERVICES FEES: Not-to-exceed \$ 9,500

C. 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

Fund: 0398 Object: 5680 Location: 2761 Program: 1512 Function: 7400

Prior Commissioning & Performance Evaluation

The Board has commissioned LIVS for the following project within the last three years:

- Special Projects Consultant (SPC) – Structural Engineering Services for Miscellaneous Projects up to \$1 million construction cost each for a four-year term

Date of Commission: February 16, 2005

- Special Projects Consultant (SPC) – Electrical Engineering Services for Miscellaneous Projects up to \$1 million construction cost each for a four-year term

Date of Commission: January 19, 2005

- Special Projects Consultant (SPC) – Structural Engineering Services for Miscellaneous Projects up to \$300,000 construction cost each for a two-year term

Date of Commission: April 09, 2003

The most recent overall performance evaluation score issued by staff to LIVS was for the quarter ending June 2006. Based on a scale of 1-5, the firm received a score of 3.60 for A/E Services.

Principal

The Principal/Owner designated to be directly responsible to the Board for LIVS Associates, Inc. is Tony Rosabal, AIA. The firm is located at 2121 Ponce de Leon Blvd. Suite 610, Coral Gables, FL 33134.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission LIVS Associates, Inc. as Architect/Engineer of Record for Deferred Maintenance Package #30, Renovations, Maintenance and Repairs at Martin Luther King Elementary School, Project No. 00260900, as follows:

- 1) a lump sum fee of \$79,545 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