

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF URS CORPORATION SOUTHERN AS ARCHITECT/ENGINEER OF RECORD FOR HVAC EQUIPMENT AND CONTROLS REPLACEMENT PROJECTS AT:**

- CENTENNIAL MIDDLE, PROJECT NO. 00376200
- CITRUS GROVE MIDDLE, PROJECT NO. 00376300
- HIGHLAND OAKS MIDDLE, PROJECT NO. 00376400
- MIAMI LAKES MIDDLE, PROJECT NO. 00339600
- W.R. THOMAS MIDDLE, PROJECT NO. 00376100

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

### Introduction

Staff has completed the selection process for one or more Architect/Engineers (A/E) to provide architectural/engineering services for the Facilities Five-Year Work Program through FY 07-08 (as may be amended from time to time) for Deferred Maintenance and Americans with Disabilities Act (ADA) Modifications Projects at Various Facilities throughout the School District.

Of forty-five firms that applied, thirteen firms were short-listed. On July 28 and 30, 2004, the A/E Selection Committee interviewed and ranked the following thirteen firms:

- URS Corporation Southern
- Reynolds, Smith and Hills, Inc.
- Laura M. Perez & Associates
- BBA Joint Venture
- MCH / APEC Joint Venture
- KVH Architects, P.A.
- Corzo Castella Carballo Thompson Salman, P.A.
- A.D.A. Engineering, Inc.
- Avart, Inc.
- Architects International, Inc.
- Architeknic Architects & Planners
- Rodriguez Peterson & Porrás Architects, Inc.
- SBLM Architects, P.A.

The following individuals served on the A/E Selection Committee:

<u>Committee Member</u>	<u>Representing</u>
Annie Betancourt	Appointee of the Superintendent
Auguste Nicoleau	Facilities Management
Francis Hoar	Facilities Management
Carl Nicoleau	Facilities Management
Lisette Gonzalez	A/E Selection, Negotiations & Design Management
Dennis Caserta (Non-voting)	Div. of Business Development & Assistance
Veretas Fernandes (Non-voting)	Office of Management & Compliance Audits

Assignment of projects is based on alignment of firm's capabilities, workload, construction values and scheduling of each project. All firms that were interviewed have been commissioned, or have declined other projects in the five-year work program.

**Based on the above criteria, staff assigned URS Corporation Southern as Architect/Engineer of Record for HVAC Equipment and Controls Replacement Projects at Centennial, Citrus Grove, Highland Oaks, Miami Lakes and W. R. Thomas Middle Schools.**

Negotiations with URS Corporation Southern have been successfully concluded as follows:

### Project Scope

The five sites listed for this project are re-uses of a middle school prototype, which were built in the 1970's; the Scope of Work for each site is, but is not limited to:

Replacement of air handling units, condenser and chilled water pumps and motors, and Repair/replace/up-grade Energy Management System, as related to the Scope.

Based upon a preliminary program dated August 23, 2006, developed by M-DCPS Maintenance, the Construction Budget is \$1.2 million per site. Therefore, the Total Estimated Construction Budget for the sites: Not-to-exceed \$6,000,000.

The A/E shall design and schedule construction to ensure that the facilities are fully available and air conditioned for use by students and staff. Construction shall be phased to minimize disruption to the educational process. At no time shall the facilities be without proper air conditioning during normal operating hours. Construction schedules shall take full advantage of scheduled recesses during the school year and summer recess.

To expedite the project, the A/E has agreed to the following document submittal schedule for the five sites:

Scope Validation	March 2, 2007
Phase II/III 50%	May 1, 2007
Phase II/III 100%	June 15, 2007
Substantial Completion	July 16, 2008
Close-Out	November 3, 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**

The total negotiated lump sum fee for Basic Services is \$408,000. This fee represents approximately 6.80% of the estimated construction cost, \$6,000,000, and includes all required services and consultants, except as noted below. Basic Services fees shall be paid based on the completion of the following phases:

<b>BASIC SERVICES:</b>		<b>FEE</b>
<b>Phase II/III</b>	Construction Documents, 50% complete	\$ 156,000
<b>Phase II/III</b>	Construction Documents, 100% complete/approved	\$ 104,000
<b>Phase IV</b>	Bid/Award	\$ 18,000
<b>Phase V</b>	Construction Administration (to Substantial Completion)	\$ 110,000
<b>Phase V</b>	Construction Administration (Punch List and Close Out)	\$ 15,000
<b>Phase VI</b>	Warranty	\$ 5,000
<b>SUB-TOTAL BASIC SERVICES FEES:</b>		<b>\$ 408,000</b>

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

1. Site Visits:  
 The A/E and Designated Specialists will provide up to 90 additional site visits during construction at a flat fee of \$ 300/visit: Not-to-exceed \$27,000
  2. As-Built Drawings (Electronic Files): Not-to-exceed \$15,000
- TOTAL SUPPORTING SERVICES FEES: Not-to-exceed \$ 42,000**

**C. Other Terms and Conditions:**

- The A/E will perform program and scope validation services for a lump sum fee for all five sites of \$17,000.
- 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 \$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 self-insured retention of \$2 million;
- 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 Funds**

#### Centennial Middle School:

Fund: 0391    Object: 5680    Location: 6081    Program: 2427    Function: 7400

#### Citrus Grove Middle School:

Fund: 0331    Object: 5680    Location: 6091    Program: 0762    Function: 7400

#### Highland Oaks Middle School:

Fund: 0322    Object: 5680    Location: 6241    Program: 0762    Function: 7431

#### Miami Lakes Middle School:

Fund: 0369    Object: 5680    Location: 6501    Program: 0762    Function: 7400

#### W. R. Thomas Middle School:

Fund: 0331    Object: 5380    Location: 6901    Program: 0762    Function: 7400

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

The Board has commissioned URS Corporation Southern for the following projects within the last three years:

- American Senior High School, Deferred Maintenance Package #8, General Repairs and Rehabilitation, Project No. 00257800  
A/E Services  
Date of Commissioning:        4-18-06
- Program Management Support Services  
Program Manager

Date of Commissioning: 2-16-05

- Deferred Maintenance Package #1, General Repairs and Rehabilitation at Various Sites

A/E Services

Date of Commissioning: 12-15-04

No performance evaluation data is available for URS CORPORATION SOUTHERN at this time.

**Principal**

The Principal/Owner designated to be directly responsible to the Board for URS Corporation Southern is Pedro Zuloaga. The firm is located at 7650 Corporate Center Drive, Suite 401, Miami, Florida 33126-1220.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission URS Corporation Southern as Architect/Engineer of Record for the HVAC Equipment and Controls Replacement at Centennial (00376200), Citrus Grove (00376300), Highland Oaks (00376400), Miami Lakes (00339600) and W. R. Thomas (00376100) Middle Schools as follows:

- 1) a lump sum fee of \$ 408,000 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