

February 28, 2007

Office of School Facilities
Jaime G. Torrens, Temporary Chief Facilities Officer

SUBJECT: COMMISSIONING OF WOLFBERG ALVAREZ & PARTNERS AS ARCHITECT/ENGINEER FOR EMERGENCY ELECTRICAL AND HVAC UP-GRADES AT THE INFORMATION TECHNOLOGY SERVICES BUILDING PROJECT NO. 00400000

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

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 08-09, 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. The remaining twelve firms qualified; therefore the interview process was not required. The final ranking for Category B, based upon each firm's Initial Screening Score, is as follows:

<u>Ranking</u>	<u>Firm</u>
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.

Project Assignment

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 **Wolfberg Alvarez & Partners (WAP)**, the top-ranked firm in Category B, as Architect/Engineer of Record for Emergency Electrical and HVAC Up-grades at the M-DCPS Information Technology Services Building, Project No. 00400000. Although this is a Category C project, WAP was selected in part due to their in-house engineering capabilities required for this type of urgent technical/engineering project.

Negotiations with WAP have been successfully concluded as follows:

Project Scope

The project consists of, but is not limited to, the following:

- New building addition to house new electrical equipment and battery bank (size, to be determined by the A/E);
- Up-grade Uninterruptible Power Supply (UPS) system for expansion of 37 additional blade server racks (add electrical outlets, transformers, distribution panel(s), three 500 KVA UPS and battery bank);
- Two 1.2 MVA emergency generator sets and Automatic Transfer Switches to support additional electrical equipment; and
- Provide A/C equipment and distribution system for equipment additions noted above.

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

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|---|---|
| • Validation Report (Final Scope Definition): | April 14, 2007 |
| • Phase II/III Documents, 50% complete: | 45 days (maximum) from Validation Report approval by MDCPS |
| • Phase II/III Documents, 100% complete: | 60 days (maximum) from previous Phase submittal approval by BCC |

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.

Estimated Construction duration (GMP award to substantial completion): 1 year (includes purchase(s) of long-lead equipment).

Construction Budget: \$2,972,000

Terms & Conditions

A. Basic Services Fees:

The total negotiated lump sum fee for Basic Services is \$222,000. This fee represents approximately 7.47% of the estimated construction cost, \$2,972,000, and includes all required services and consultants. Basic Services fees shall be paid based on the completion of the following phases:

Phase I	- Schematic Design:	N/A
Phase II	- Design Development:	N/A
Phase II/III	- Construction Documents, 50% complete:	\$ 72,150
Phase II/III	- Construction Documents, 100% complete/approved:	\$ 72,150
Phase IV	- Bid/Award:	\$ 11,100
Phase V	- Construction Administration	
	a. Through Substantial Completion:	\$ 57,720
	b. Punch List and Close Out:	\$ 6,660
Phase VI	- Warranty:	<u>\$ 2,220</u>
TOTAL BASIC SERVICES FEE:		\$222,000

B. Supporting Services Fees:

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

1. Program and Scope Validation services (Final Scope Definition) LS	\$18,000
2. Site Visits:	
The A/E and Designated Specialists will provide up to 60 additional site visits during construction at a flat fee of \$ 275/visit:	Not-to-exceed <u>\$16,500</u>
TOTAL SUPPORTING SERVICES FEES:	Not-to-exceed \$34,500

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: 0331 Object: 5680 Location: 9412 Program: 1512 Function: 7400

Prior Commissioning & Performance Evaluation

The Board commissioned WAP for the following project(s) within the last three years:

- Single and Multi-story Prototype Buildings to Increase Capacity to Relieve Overcrowding at Various Locations
A/E Services
Date of Commissioning: 11-17-04

The most recent overall performance evaluation score issued by staff to the firm was for the quarter ending September 30, 2006. Based on scale of 1-5, WAP received 4.80.

Principal

The Principal/Owner designated to be directly responsible to the Board for Wolfberg Alvarez & Partners is Julio Alvarez. The firm is located at 1500 San Remo Avenue, Suite 300, Coral Gables, Florida 33146.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Wolfberg Alvarez & Partners as Architect/Engineer for Emergency Electrical and HVAC Up-grades at the Information Technology Services Building, Project No. 00400000, as follows:

- 1) a lump sum fee of \$222,000 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:SGG:sgg