

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

SUBJECT: COMMISSIONING OF LAURA M. PEREZ & ASSOCIATES, INC., AS ARCHITECT/ENGINEER OF RECORD FOR DEFERRED MAINTENANCE PACKAGE #33, RENOVATIONS AT LEISURE CITY CITY K-8 CENTER PROJECT NO. A01143

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Introduction

In February 2006, a solicitation was issued 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 less than \$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, performance, construction values and scheduling of each project.

Based on the above criteria, staff assigned Laura M. Perez & Associates, Inc. (LMP) as Architect/Engineer of Record for Deferred Maintenance Package #33, Renovations at Leisure City K-8 Center, Project No. A01143.

Negotiations with LMP have been successfully concluded as follows:

Project Scope

The Scope of Work, as programmed by The Parsons Brinckerhoff Program Management Team (Final Scope Definition, dated October 6, 2006), includes, but is not limited to, the following:

- Site: Correct drainage campus-wide, including de-mucking, fill and re-grading of the east playfield; addition of interconnected exfiltration trenches; re-sodding and irrigation system(s); re-surfacing, sealing and re-stripping parking lots and service yard as required;
- Exterior: Replace 1) existing aluminum frame storefront wall and window system with CMU and double hung windows (Note: asbestos abatement by MDCPS – A/E to coordinate with MDCPS Dept. of Asbestos Abatement, CM at-Risk Contractor and facility); 2) windows, doors, frames, and exterior lighting; Major paint of entire facility;
- Interior: Replace flooring, ceilings and lighting, and chalk boards (with marker and tack boards); repair, clean and seal flooring to remain;
- Electrical: Increase electrical capacity; provide new 10' x 10' (approx.) electrical equipment room, with new FPL feeder and distribution panel(s); replace stage lighting and sound system;
- HVAC: Provide new chiller(s) and a/c distribution system; replace AHUs as required;
- ADA: Renovate toilet rooms campus-wide; replace sinks/cabinets; (Note: portions of ADA Project No. 00161800, currently in design, were deferred and are incorporated into this project); and
- Fire & Life Safety: Provide Automatic Fire Suppression System at kitchen hood.

Estimated Construction Cost: \$5,351,579.

The school will remain fully operational during construction, and therefore will require multiple phases to minimize disruption to students and staff. The construction duration is planned at eighteen months, with the following target milestone dates:

GMP award: April 2008
 Substantial Completion: October 2009

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

- Program Validation Report: Due by June 18, 2007
- Phase I – Schematic Design Documents: Due within 45 days of MDCPS' approval of Validation Report
- Phase II/III – Construction Documents, (CDs) 100% Complete: Due within 120 days of Phase I submittal
- Phase II/III – Re-submittal of 100% CDs: Due with 14 days of Phase II/III BCC review Completion

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 \$449,352 which represents approximately 8.4% of \$5,351,759, the estimated construction cost. This fee includes all required services, and consultants. Basic Services fees shall be paid based on the completion of the following phases:

BASIC SERVICES:		FEES:
Phase I	Schematic Design	\$ 68,000
Phase II/III	Construction Documents, 50% complete	\$ 110,000
Phase II/III	Construction Documents, 100% complete/approved	\$ 110,000
Phase IV	Bid/Award	\$ 20,000
Phase V	Construction Administration (to Substantial Completion)	\$ 122,000
Phase V	Construction Administration (Punch List and Close Out)	\$ 15,000
Phase VI	Warranty	\$ 4,352

TOTAL BASIC SERVICES FEES:	\$ 449,352
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B. Supporting Services Fees

1. Program and scope validation services, lump sum: \$ 15,000
(Validation report due by June 18, 2007)

2. The following services require prior written authorization by the Board-designee:
 - A. Site Visits:
The A/E and Designated Specialists will provide up to 80 additional site visits during construction at a flat fee of \$280/visit: Not-to-exceed \$22,400

 - TOTAL SUPPORTING SERVICES FEES: Not-to-exceed \$ 37,400

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 \$140/hour for the Architect, and \$140/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 terms and conditions of the Agreement, and will commence services upon Board commissioning.

Project Fund

Fund: 0331 Object: 5680 Location: 2901 Program: 1512 Function: 7400

Prior Commissioning & Performance Evaluation

The Board has commissioned LMP for the following projects within the last three years:

- Architectural/Engineering Projects Consultant (4-year Term Contract for Projects Up to \$1 million in Construction Value)
A/E Services
Date Commissioned: 3-14-07 (4th year option)
- Deferred Maintenance Package #3 (Allapattah Middle, Hialeah Middle and Amelia Earhart Elementary, Project Nos. LP0040 and A01095)
A/E Services
Date Commissioned: 4-13-05 (Part 1 - Scope Validation only for Hialeah Middle/Amelia Earhart EI);
5-10-06 (Part 2 – Full A/E Services)
- Deferred Maintenance Package #12, General Repairs & ADA Modifications at D.A. Dorsey Educational Center and Lindsey Hopkins Technical Educational Center, Project Nos. A01122 and A0116
A/E Services and Scope Validation
Date Commissioned: 2-15-06
- Various Renovations at Palm Springs Middle School, Project Nos. A01002, A01002A, A01002B
A/E Services
Date Commissioned: 1-19-05 (Programming); 1-18-06 (Full A/E Services)
- Renovations and Remodeling at Miami Lakes Educational Center, Project No. A0815
A/E Services
Date Commissioned: 4-14-04 (Programming); 3-16-05 (Full A/E Services)

The most recent overall performance evaluation score issued by staff to LMP was for the quarter ending December 31, 2006. Based on a scale of 1-5, the firm received an average score of 3.61 for A/E Services.

Principal

The Principal/Owner designated to be directly responsible to the Board for Laura M. Perez & Associates, Inc. is Laura M. Perez. The firm is located at 2401 Northwest 7 Street, Miami, Florida 33125.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Laura M. Perez & Associates, Inc. as Architect/Engineer of Record for Deferred Maintenance Package #33, Renovations at Leisure City K-8 Center, Project No. A01143, as follows:

- 1) a lump sum fee of \$449,352 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