

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

SUBJECT: COMMISSIONING OF THE ARCHITECTURAL PARTNERSHIP, INC. AS ARCHITECT/ENGINEER OF RECORD FOR ADDITIONS, REMODELING AND RENOVATIONS AT MIAMI LAKES K-8 CENTER, PROJECT NO.00140105

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, Remodeling & Renovations 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.

The final rankings for Category B are 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 The Architectural Partnership, Inc. (TAP) as Architect/Engineer of Record for Additions, Remodeling and Renovations at Miami Lakes K-8 Center, Project No. 00140105.

Negotiations with TAP have been successfully concluded as follows:

Project Scope

Remodel and renovate Building 01 to contain 28 new primary classrooms, with toilets, for grades K-2, new administration area with clinic, and media center. Approximately one-half of the existing students/staff will be relocated to other buildings on the campus while the first phase of the project is under construction. Currently, the facility has 1302 permanent student stations. Once the entire project is completed, there will be a net gain of 226 new student stations (1528 future total permanent student stations), with no relocatables on the site.

Existing Building 01 (approx. 30,700 sq. ft.) has been divided into three Sectors: Sector I consists of the north and central classroom/corridor and admin areas; Sector II the remaining south and east side classrooms; and Sector III, the Media Center. Sector I demolition is scheduled to begin September 10, 2007. Documents for the demolition portion of Sector I were completed via a separate work order under TAP's A/EPC Contract (Work Order No. TAP07-00140101).

The Scope of Work includes, but is not limited to, the following:

- Demolition: Sector II (existing classrooms, corridors, toilet rooms, etc.) and Sector III (selective demo);
- New Construction: Addition of approximately 871 square feet for new toilet rooms and new chiller plant enclosure;
- Remodeling: 28 new classrooms, including all related mechanical, electrical and plumbing work, interior finishes, etc.;
- Renovations: Media Center

Construction Budget: \$5,250,000

The project has an extremely aggressive construction schedule, further complicated by the need to maintain partial occupancy and use of the facility during the construction process.

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

Phase II/III – Construction Documents, (CDs) 100% Complete: August 31, 2007

Project construction milestone dates are as follows:

GMP Award (Sectors I, II and III): September 5, 2007

Sector I (Construction duration 130 days)

Construction Start: September 10, 2007
 Substantial Completion: January 18, 2008
 Occupancy: February 18, 2008

Sector II (Construction duration 172 days)

Construction Start: February 18, 2008
 Substantial Completion: August 8, 2008
 Occupancy: August 20, 2008

Sector III (Construction duration 63days)

Construction Start: June 9, 2008
 Substantial Completion: August 8, 2008
 Occupancy: August 20, 2008

Construction of the project will be executed using the Construction Management (CM) at-Risk delivery method. The selected CM at-Risk firm may be required to submit multiple Guaranteed Maximum Price (GMPs) for the project. If accepted by staff, the negotiated GMPs will be submitted to the Board for approval.

Terms & Conditions

A. Basic Services Fees:

TAP has agreed to a lump sum fee for Basic Services of \$410,000, which represents approximately 7.8% of \$5,250,000, the construction budget. This fee includes all required services, and consultants. Basic Services fees shall be paid based on completion of the following phases:

| BASIC SERVICES - PHASES | % OF TOTAL FEE | \$ AMOUNT |
|--|----------------|-------------------|
| Phase II/III – Construction Documents, 100% complete/approved: | 65% | \$ 266,500 |
| Phase IV – Bid/Award | 5% | \$ 20,500 |
| Phase V – Construction Administration: | | |
| a) Through Substantial Completion: | 25% | \$ 102,500 |
| b) Punch List/ Closeout: | 4% | \$ 16,400 |
| Phase VI – Warranty/Post Occupancy | 1% | \$ 4,100 |
| TOTAL BASIC SERVICES FEE: | 100% | \$ 410,000 |

B. Supporting Services Fees:

1. In recognition of the A/E's extraordinary efforts to meet this project's aggressive schedule, a lump sum acceleration fee shall be paid to TAP for timely submittal of 100% completed construction documents (i.e. by August 31, 2007): \$20,000

 2. The following services require prior written authorization by the Board-designee: Site Visits - The A/E and Designated Specialists may provide up to 48 additional site visits during construction at a flat fee of \$320/visit: Not-to-exceed \$15,360
- TOTAL SUPPORTING SERVICES FEES: Not-to-exceed \$35,360

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 \$180/hour for the Architect, and \$180/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 \$2 million professional liability insurance policy with a maximum deductible of \$50,000;
- 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: 0399 Object: 5680 Location: 3281 Program: 1513 Function: 7400

Prior Commissioning & Performance Evaluation

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

- Special Projects Consultant (SPC) – Architectural, 4-year Term Contract for Projects up to \$1 million in Construction Value
SPC Services
Date Commissioned: 11-21-06

- K-8 Conversion at Frank C. Martin Elementary School, Project No. A01093
A/E Services
Date Commissioned: 10-19-05

- Ceiling and Lighting Replacement and Paint at Miami Coral Park Senior High School, Project No. A01084
A/E Services
Date Commissioned: 3-16-05

- New Prototype Senior High School, State School “CCC-1”, Project No. A01017
Programming Services
Date Commissioned: 6-16-04
DCP Services
Date Commissioned: 11-17-04

- Architectural/Engineering Projects Consultant (A/EPC), 4-year Term Contract for Projects Up to \$1 million in Construction Value
A/EPC Services
Date Commissioned: 4-14-04 (renewed 5-18-05, 3-15-06 and 3-14-07)

The most recent overall performance evaluation score issued by staff to TAP was for the quarter ending March 31, 2007. Based on a scale of 1-5, the firm received an average score of 3.47 for A/E Services.

Principal

The Principals/Owners designated to be directly responsible to the Board for The Architectural Partnership, Inc. are David Perez and Jorge Cibran. The firm is located at 5710 Southwest 41 Street, Miami, Florida 33155.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission The Architectural Partnership, Inc. as Architect/Engineer of Record for Additions, Remodeling and Renovations at Miami Lakes K-8 Center, Project No.00140105, as follows:

- 1) a lump sum fee of \$410,000 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