

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

SUBJECT: COMMISSIONING OF LANDERA ASSOCIATES, PA AS ARCHITECT/ENGINEER OF RECORD FOR ELECTRICAL UPGRADES AT ROCKWAY MIDDLE SCHOOL, PROJECT NO. 00443500; AND HVAC REPLACEMENT AT WILLIAM H. TURNER TECHNICAL ARTS HIGH SCHOOL, PROJECT NO. 00443600.

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Introduction

In February 2006, a solicitation was issued for one (or more) Architectural/Engineering (A/E) firms to provide 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 construction cost estimates less than \$5 million.

Staff evaluated and ranked the firms in Category C as follows:

- 1 ACAI Associates, Inc.
- 2 Elements, LLC
- 3 Architektnics, Inc.
- 4 LIVS Associates, Inc.
- 5 Landera Associates, PA
- 6 Alleguez Architecture, Inc.
- 7 GLE Associates, Inc.

Project Assignments

Assignment of projects is based on alignment of firm's capabilities, performance, workload, construction values and scheduling of each project. Based on the above criteria, staff assigned Landera Associates, PA, (Landera) as Architect/Engineer of Record for Electrical Upgrades at Rockway Middle School, Project No. 00443500; and HVAC Replacement at William H. Turner Technical Arts High School, Project No. 00443600.

Negotiations with Landera have been successfully concluded and the firm has agreed to provide full A/E services as follows:

A. Project Scope – Rockway Middle School

Replacement of approximately 48 electrical panels and associated feeder wire, 4 step-down transformers, and approximately 10 disconnects throughout the facility. The AE will provide a phasing plan (cost estimates for the work itemized by building) to accomplish the work within the available budget:

Part I Construction Budget: Not-to-exceed \$972,000
Part II Construction Budget: Not-to-exceed \$528,000 (not currently funded)

B. Project Scope – William H. Turner Technical Arts High School

Replacement of approximately 37 Chilled Water Air Handling Units and controls. The AE will provide a phasing plan to accomplish the work within the available budget:

Part I Construction Budget: Not-to-exceed \$720,000
Part II Construction Budget: Not-to-exceed \$780,000 (not currently funded)

Construction of both projects 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 (GMP) proposals for the project. If accepted by staff, the negotiated GMP Proposal(s) will be submitted to the Board for approval.

Project Schedules:

A. Rockway Middle School

Phase I and System Analysis:	February 15, 2008
Phase II/III 50% Submittal:	April 15, 2008
Phase III 100% Submittal:	June 16, 2008

B. Turner Technical Arts Senior

Phase I and System Analysis:	March 1, 2008
Phase II/III 50% Submittal:	May 1, 2008
Phase III 100% Submittal:	July 1, 2008

Part I construction duration for both projects is planned at thirteen months with the following target milestone dates:

Bid/Award/GMP	August 2008
Substantial Completion:	September 2009

Terms & Conditions

A. Basic Services Fees:

- Rockway Middle School - Landera has agreed to a lump sum fee for Basic Services of \$100,100 which represents approximately 6.67% of the estimated total Construction Budget of \$1,500,000 (Part I and II). This fee includes all required services and consultants. Basic Services fees shall be paid based on completion of the phases listed below:
- Turner Technical Arts High School - Landera has agreed to a lump sum fee for Basic Services of \$117,734 which represents approximately 7.85% of the estimated total Construction Budget of \$1,500,000 (Part I and II). This fee includes all required services and consultants. Basic Services fees shall be paid based on completion of the following phases:

BASIC SERVICES - PHASE DESCRIPTION	ROCKWAY MIDDLE		TURNER TECHNICAL ARTS HIGH	
	% OF FEE	FEE AMOUNT	% OF FEE	FEE AMOUNT
Phase I – Programming and Schematic Design *	12%	\$10,200	12%	\$12,472
Phase II/III – Construction Documents, 50% completed *	25%	\$21,250	25%	\$25,983
Phase II/III – Construction Documents, 100% complete/approved *	30%	\$25,500	30%	\$31,182
Phase IV – Bid/Award	3%	\$2,550	3%	\$3,118
Phase V – Construction Administration: a) Through Substantial Completion	25%	\$21,250	25%	\$25,983
b) Punch List/ Closeout	4%	\$3,400	4%	\$4,157
Phase VI – Warranty/Post Occupancy	1%	\$850	1%	\$1,039
TOTAL BASIC SERVICES FEE:	100%	\$85,000	100%	\$103,934

* Basic Services Phases I thru III include total design scope (Part I and Part II).

Should Part II funding become available, the negotiated Construction Administration fees will be paid on completion of the following phases:

BASIC SERVICES - PHASE DESCRIPTION	PART II ROCKWAY MIDDLE		PART II TURNER TECHNICAL ARTS HIGH	
	% OF FEE	FEE AMOUNT	% OF FEE	FEE AMOUNT
Phase IV – Bid/Award	9%	\$1,360	9%	\$1,240
Phase V – Construction Administration a) Through Substantial Completion	76%	\$11,475	76%	\$10,490
b) Punch List/ Closeout	12%	\$1,810	12%	\$1,655
Phase VI – Warranty/Post Occupancy	3%	\$455	3%	\$415
TOTAL BASIC SERVICES FEE:	100%	\$15,100	100%	\$13,800

B. Supporting Services Fees - The following services require prior written authorization by the Board-designee:

Site Visits: Landera and Designated Specialists will provide additional site visits at a flat fee of \$300/visit:

- Rockway Middle
Part I = 30 additional visits: Not-to-exceed \$9,000
Part II = 30 additional visits: Not-to-exceed \$9,000
 - Turner Tech
Part I = 30 additional visits: Not-to-exceed \$9,000
Part II = 30 additional visits: Not-to-exceed \$9,000
- Total Supporting Services Fees: Not-to-exceed \$36,000

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 \$150/hour for the Architect, and \$150/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 AE Agreement, and will commence services upon Board commissioning.

Project Funding

A. Rockway Middle

Fund: 0331; Object: 5680; Location: 6821; Program: 1513; Function: 7400

B. Turner Technical Arts High

Fund: 0331; Object: 5680; Location: 7601; Program: 1513; Function: 7400

Prior Commissioning & Performance Evaluation

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

- Re-roofing Term Bid – Various Locations
AE Services
Date Commissioned: November 21, 2006

The most recent overall performance evaluation score issued by staff to Landera was for the quarter ending March 31, 2007, based on a scale of 1-5, and the firm received an average score of 3.46 for A/E Services.

Principal

The Principal/Owner designated to be directly responsible to the Board for Landera is Mr. Osvaldo Landera, AIA. The firm is located at 6080 Bird Road, Suite 4, Miami, Florida 33155.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Landera Associates, PA, as Architect/Engineer of Record for Electrical Upgrades at Rockway Middle School, Project No. 00443500; and HVAC Replacement at William H. Turner Technical Arts High School, Project No. 00443600, as follows:

- 1) Rockway Middle School: a lump sum fee of \$85,000 for A/E Basic Services for Part I and a lump sum fee of \$15,100 for Part II (Construction Administration);
- 2) William H. Turner Technical Arts High School a lump sum fee of \$103,934 for A/E Basic Services for Part I and a lump sum fee of \$13,800 for Part II (Construction Administration);
- 3) the Projects Scopes and all the Terms and Conditions as set forth in the body of the agenda item.

NAD:EFW:ewf