

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

SUBJECT: COMMISSIONING OF KVH ARCHITECTS, PA, AS ARCHITECT/ENGINEER OF RECORD FOR SELECT ADA RENOVATIONS, MAINTENANCE AND REPAIRS, PROJECT NO. 00358500, AND RENOVATIONS, MAINTENANCE AND REPAIRS, PROJECT NO. 00364900 AT BOOKER T. WASHINGTON SENIOR HIGH SCHOOL

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

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 thirteen firms as follows:

- 1 URS Corporation Southern
- 2 Reynolds, Smith and Hills, Inc.
- 3 Laura M. Perez & Associates
- 4 BBA Joint Venture
- 5 MCH / APEC Joint Venture
- 6 KVH Architects, P.A.
- 7 Corzo Castella Carballo Thompson Salman, P.A.
- 8 A.D.A. Engineering, Inc.
- 9 Avart, Inc.
- 10 Architects International, Inc.
- 11 Architeknic Architects & Planners
- 12 Rodriguez Peterson & Porras Architects, Inc.
- 13 SBLM Architects, P.A.

Project Assignment

Assignment of projects is based on alignment of firm's capabilities, workload, performance, construction values and scheduling of each project. Based on these criteria, staff assigned KVH Architects, PA (KVH), as Architect/Engineer of Record for Select ADA Renovations, Maintenance and Repairs, Project No. 00358500, and Renovations, Maintenance and Repairs, Project No. 00364900, at Booker T. Washington Senior High School.

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

Project Scope

A. Project No. 00358500 - Select ADA Renovations, Maintenance and Repairs

The scope of work includes but is not limited to:

- ADA upgrades to existing toilets
- ADA compliant water fountains
- Modification of existing clinic
- New ADA signage and compliant hardware
- Recertification of fire control panel

Construction Budget: Not-to-exceed \$312,554

B. Project No. 00364900 - Minor Renovations, Maintenance and Repairs

The scope of work includes but is not limited to:

- Renovations of group toilets (buildings 10 and 11 only)
- Classroom unit ventilator replacement (buildings 10 and 11 only)
- Replacement of boilers in (building 4)

Construction Budget: Not-to-exceed \$685,027

Construction of the 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 proposals will be submitted to the Board for approval.

Project Schedule:

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

Final Scope Definition/Program Validation:	July 11, 2008
Phase I Schematic Design:	September 15, 2008
Phase II/III 100% Construction Documents:	January 12, 2009

Construction duration is estimated to be eight months, with the following project milestone dates:

GMP Award:

March 11, 2009

Substantial Completion:

November 6, 2009

Terms & Conditions

A. Basic Services Fees:

KVH has agreed to a lump sum fee for Basic Services of \$79,800 which represents approximately 8.0% of the estimated Total Construction Budget, \$997,581. This fee includes all required services and consultants for both projects. Basic Services fees shall be paid based on completion of the following phases:

BASIC SERVICES - PHASE DESCRIPTION	B.T Washington Senior	
	% OF FEE	FEE AMOUNT
Phase I – Schematic Design	10%	\$7,980
Phase II/III – Construction Documents, 50% complete	25%	\$19,950
Phase II/III – Construction Documents, 100% complete/approved	25%	\$19,950
Phase IV – Bid/Award	5%	\$3,990
Phase V – Construction Administration: a) Through Substantial Completion	30%	\$23,940
b) Punch List/ Closeout	4%	\$3,192
Phase VI – Warranty/Post Occupancy	1%	\$798
TOTAL BASIC SERVICES FEE:	100%	\$79,800

B. Supporting Services Fees:

1. Final Scope Definition / Program Validation – Lump Sum Fee: \$4,500
2. The following services require prior written authorization by the

Board-designee:

a. Site Visits: A/E and/or Designated Specialists will provide 60 additional site visits at a flat fee of \$275/visit (Not-to-exceed 60 visits at \$275/visit): Not-to-exceed \$16,500

b.. Development of As-built Drawings: (and If required, conversion of as-built floor plans to Auto CADD): Not-to-exceed 10,000

Total Supporting Services Fees: Not-to-exceed \$31,000

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

<u>Project No.</u>	<u>Fund</u>	<u>Object</u>	<u>Location</u>	<u>Program</u>	<u>Function</u>
00358500	0311	5680	7791	1508	7400
00364900	0301	5680	7791	1513	7400

Prior Commissioning & Performance Evaluation

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

- Indoor Air Quality Remediation at Florida City Elementary, Project No.00437100

Full A/E Services

Date Commissioned: December 19, 2007

- Re-Roofing Term Bid Projects at Various Locations

Full A/E Services

Date Commissioned: September 5, 2007

- Deferred Maintenance Package #11, Renovations, Maintenance and Repairs at Thena Crowder EI, Project No. 00261800, Toussaint L'Ouverture EI, Project No. 00266500, and Morningside EI, Project No. 00261500

Full A/E Services

Date Commissioned: May 10, 2006

- Deferred Maintenance Package #16, General Repairs and Rehabilitation at Crestview Elementary, Project No. 00263800

Full A/E Services

Date Commissioned: January 18, 2006

- Deferred Maintenance Package #6, Re-roofing Projects at Various Locations

Full A/E Services

Date Commissioned: December 14, 2005

- Architectural/Engineering Projects Consultants (A/EPC) For Miscellaneous Projects Up To \$1 Million Each For A Four Year Term

A/EPC Services

Date Commissioned: April 14, 2004 (May 18, 2005; March 15, 2006; and March 14, 2007)

The most recent overall performance evaluation score issued by staff to KVH was for the quarter ending March 31, 2007, based on a scale of 1-5, and the firm received an average score of 3.26 for A/E Services.

Principal

The Principal of KVH is Caridad Hidalgo-Gato. The firm is located at 3900 NW 79th Avenue, Suite 465, Miami, Florida 33166.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission KVH Architects, PA, as Architect/Engineer of Record for Select ADA Renovations, Maintenance and Repairs, Project No. 00358500, and Renovations, Maintenance and Repairs, Project No. 00364900 at Booker T. Washington Senior High School.

- 1) a lump sum fee of \$79,800 for A/E Basic Services; and
- 2) the Projects' Scopes and all the Terms and Conditions as set forth in the body of the agenda item.

NAD:EFW:ewf