

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

SUBJECT: AUTHORIZATION TO EXERCISE THE FOURTH-YEAR OPTION OF THE FOUR-YEAR AGREEMENTS WITH SPECIAL PROJECTS CONSULTANTS (ARCHITECTURAL, CIVIL AND STRUCTURAL) FOR MISCELLANEOUS PROJECTS UP TO \$1.0 MILLION EACH

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

On November 21, 2006, the Board commissioned the following firms as Special Projects Consultant (SPC) for projects up to \$1 million each for a four-year term with the second, third and fourth year at the option of the Board:

SPC - Architectural

- Corzo Castella Carballo Thompson Salman, P.A. (C3TS)
- The Architectural Partnership, Inc. (TAP) – see note 1
- SBLM Architects, P.C. (SBLM)

SPC – Civil

- Berger Avart, Inc. (Berger Avart)
- Precision Engineering & Surveying, Inc. (Precision) - see note 2

SPC - Structural

- Arvelo & Associates, Inc. (Arvelo)
- M. Hajjar & Associates, Inc. (Hajjar)

Notes:

1. Staff will not recommend TAP for this option-year due to contract default issues, and will bring an item recommending termination of TAP to a future Board meeting.
2. The Board commissioned the firm of Precision as SPC - Civil for projects up to \$1 million each on December 13, 2006.

All Agreements will expire on November 20, 2010 except Precision's, which will expire on December 12, 2010.

Due to current economic conditions, the remaining six firms agreed to reduce the negotiated fees by 10% across-the-board. The reduction will become effective upon the Board's authorization to exercise the fourth (and final) year option. Refer to Attachment "A" for the reduced fee schedules and hourly rates.

All other terms and conditions of the Agreements remain unchanged.

Performance Evaluations

The most recent performance evaluation score issued by District staff to the firms was for the quarter ending June 30, 2009. Based on a scale of 1-5 (low to high) the performance evaluation score is:

C3TS	4.09
SBLM	3.73
Berger Avart	3.61
Hajjar	4.23
Arvelo	not evaluated
Precision	not evaluated

Based on the above information, staff recommends authorization to exercise the fourth-year option with the firms of C3TS, SBLM, Berger Avart, Precision, Arvelo and Hajjar.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to exercise the fourth-year option of the four-year Agreements with the Special Projects Consultants (SPC) for Miscellaneous Projects up to \$1.0 Million each, as follows:

- 1) Discipline and Firms
 - SPC – Architectural
 - Corzo Castella Carballo Thompson Salman, P.A.
 - SBLM Architects, P.C.
 - SPC – Civil
 - Berger Avart, Inc.
 - Precision Engineering & Surveying, Inc.
 - SPC – Structural
 - Arvelo & Associates, Inc.
 - M. Hajjar & Associates, Inc.
- 2) with a 10% across-the-board reduction of fees (in accordance with Attachment "A");
- 3) agreements expire on November 20, 2010 (except Precision's which will expire on December 12, 2010); and
- 4) all other terms and conditions of the original Agreements remain unchanged.

SPC (ARCHITECTURAL, CIVIL & STRUCTURAL) FEE SCHEDULES

A. Basic Services

BASIC SERVICES FEE SCHEDULE (REVISED)				
CONSTRUCTION BUDGET	FULL DESIGN SERVICES		PHASE II / III ONLY	
	Design Services Only	Design Services & Construction Admin.	Design Services Only	Design Services & Construction Admin.
Up to \$50,000	HRLY / LS	HRLY / LS	HRLY / LS	HRLY / LS
\$ 50,001 To \$ 100,000	7.65	9.45	7.20	9.00
\$ 100,001 To \$ 200,000	7.20	8.78	6.75	8.10
\$ 200,001 To \$ 300,000	6.75	8.33	6.30	7.43
\$ 300,001 To \$ 500,000	6.08	7.32	5.85	6.75
\$ 500,001 To \$ 750,000	5.85	6.98	5.63	6.30
\$ 750,001 To \$ 1,000,000	5.63	6.30	5.40	5.85

B. Revised Site Visits, Project Meetings and Principals' Hourly Rates

FOR SPC AND DESIGNATED SPECIALISTS (*)	Site Visits: \$ 225 / Visit	Additional Project Meetings: \$ 225 / Meeting	Principals' Hourly Rates: \$112.50
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(*) Architect, Mechanical Engineer, Electrical Engineer, Structural Engineer, Civil Engineer and Landscape Architect

C. Portable Site Adaptation

FEE SCHEDULE FOR SITE ADAPTATION FOR THE RELOCATION OF PORTABLES (REVISED)		
Task	Lump Sum 1-5 Portables	Lump Sum 6-10 Portables
Project Scope Meeting	\$225	\$270
Site Visit / Summary Report	\$270	\$324
Specific Purpose Survey - Topographic / Elevation	\$765	\$891
Re-survey due to Alternate Location	\$225	\$270
Final Finish Floor Elevation Certification	\$180	\$225
Geotechnical Engineering Services - Soil Boring Tests (1 to 3 borings at 15' deep)	\$765	\$900
Geotechnical Engineering Services - Engineer Re-evaluation for future use	\$225	\$225
Site Plan	\$657	\$918
Prototypical Foundation Design (if requested)	\$887	\$887
Miscellaneous Coordination	\$203	\$248
Record Drawings (including utility connections)	\$360	\$437

D. Record Drawings and Existing Conditions Verification

RECORD DRAWINGS AND EXISTING CONDITIONS VERIFICATION (REVISED)		
CONSTRUCTION BUDGET		Not-to-Exceed Fee
From	To	
\$ - 0 -	\$ 250,000	\$ 2,250
\$ 250,001	\$ 500,000	\$ 4,500
\$ 500,001	\$ 750,000	\$ 6,750
\$ 750,001	\$ 1,000,000	\$ 9,000

E. District-Wide Corrections to Health & Safety-Related Deficiencies (Hajjar)

FEES FOR OVERSIGHT SERVICES AFTER NORMAL WORKING HOURS, ON WEEKENDS & HOLIDAYS (REVISED)		
Inspector Rate \$40.50/hr	Project Manager Rate \$63/hr	Fee per Facility \$247.50