

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

SUBJECT: AUTHORIZATION TO EXERCISE THE THIRD-YEAR OPTION OF THE FOUR-YEAR AGREEMENTS WITH MC HARRY & ASSOCIATES, INC., WOLFBERG ALVAREZ & PARTNERS, CORZO CASTELLA CARBALLO THOMPSON SALMAN, P.A., AND CSA CENTRAL, INC. TO PROVIDE ARCHITECTURAL/ENGINEERING PROJECTS CONSULTANT (A/EPC) SERVICES FOR MISCELLANEOUS PROJECTS UP TO \$1.0 MILLION EACH

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

On March 12, 2008, the Board commissioned the following firms to provide Architectural/Engineering Projects Consultants (A/EPC) services for projects up to \$1 million each:

- MC Harry & Associates, Inc. (MCH)
- Wolfberg Alvarez & Partners (WAP)
- Corzo Castella Carballo Thompson Salman, P.A. (C3TS)
- The Architectural Partnership, Inc. (TAP)
- CSA Central, Inc., formerly Brown & Brown Architects (CSA)

Each of the Agreements provides for a four-year term from March 12, 2008 through March 11, 2012, with the second, third and fourth years at the option of the Board. On February 11, 2009, the Board authorized the second-year option for all five firms. Since then, TAP was terminated by the Board, with cause, on January 13, 2010.

Fees and Hourly Rate Reductions

As part of the renegotiations for the third-year option, the four remaining firms (MCH, WAP, C3TS and CSA) agreed to a reduction in fees, hourly rates, and hourly rate multipliers by at least 10%. In some instances, fees or rates were reduced by more than 10% in order to align the fees and rates with other consultants (i.e. reductions approved at previous Board Meetings). Attachment "A" lists the reduced fee schedules, hourly rates, and hourly rate multipliers. For ease of reference, staff included the original rates as well as the reduced rates for this contract period.

Upon the Board's authorization to exercise the third-year option, the effective date of the reductions will be March 12, 2010. All other terms and conditions of the Agreements remain unchanged.

Performance Evaluations

The most recent performance evaluation scores issued by District staff to the firms were for the quarter ending September 30, 2009. Based on a scale of 1-5 (low to high) the average performance evaluation scores are:

MCH	4.05
WAP	4.57
C3TS	4.09
CSA	3.08

Based on the above information, staff recommends that the Board exercise the third-year renewal option with the MCH, WAP, C3TS and CSA.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to exercise the third-year option of the four-year Agreements with MC Harry & Associates, Inc., Wolfberg Alvarez & Partners, Corzo Castella Carballo Thompson Salman, P.A. and CSA Central, Inc. as Architectural/Engineering Projects Consultants (A/EPC) for Miscellaneous Projects up to \$1.0 Million each, as follows:

- 1) with reduction of fees, hourly rates, and hourly rate multipliers in accordance with Attachment "A", effective as of March 12, 2010; and
- 2) all other terms and conditions of the original Agreements remain unchanged.

NAD:SGG:sgg

ATTACHMENT "A"
REVISED
SCHEDULE OF FEES

A. BASIC SERVICES (Revised)		FULL DESIGN SERVICES & CONSTRUCTION ADMIN.	PHASE II / III DESIGN SERVICES & CONSTRUCTION ADMIN.
CONSTRUCTION BUDGET (CB)	FEES	Fee as a % of CB*	Fee as a % of CB*
1. MCH (* If no CA – reduce indicated % fee by 15%)			
\$ 0 to \$ 50,000		HR NTE/Lump Sum	HR NTE/Lump Sum
\$ 50,001 to \$ 250,000	Original	10.00	9.00
	Reduced	9.00	8.10
\$ 250,001 to \$ 500,000	Original	9.25	8.25
	Reduced	8.33	7.43
\$ 500,001 to \$ 750,000	Original	8.95	8.00
	Reduced	7.65	6.98
\$ 750,001 to \$ 999,999	Original	8.50	7.50
	Reduced	7.20	6.30
2. WAP (* If no CA – reduce indicated % fee by 15%)			
\$ 0 to \$ 50,000		HR NTE/Lump Sum	HR NTE/Lump Sum
\$ 50,001 to \$ 250,000	Original	10.00	9.00
	Reduced	9.00	8.10
\$ 250,001 to \$ 500,000	Original	9.25	8.25
	Reduced	8.33	7.43
\$ 500,001 to \$ 750,000	Original	8.95	8.00
	Reduced	7.65	6.98
\$ 750,001 to \$ 999,999	Original	8.50	7.50
	Reduced	7.20	6.30
3. C3TS (* If no CA – reduce indicated % fee by 15%)			
\$ 0 to \$ 50,000		HR NTE/Lump Sum	HR NTE/Lump Sum
\$ 50,001 to \$ 250,000	Original	10.00	9.00
	Reduced	9.00	8.10
\$ 250,001 to \$ 500,000	Original	9.25	8.25
	Reduced	8.33	7.43
\$ 500,001 to \$ 750,000	Original	8.50	7.75
	Reduced	7.65	6.98
\$ 750,001 to \$ 999,999	Original	8.00	7.00
	Reduced	7.20	6.30

A. BASIC SERVICES (Revised)		FULL DESIGN SERVICES & CONSTRUCTION ADMIN.	PHASE II / III DESIGN SERVICES & CONSTRUCTION ADMIN.
CONSTRUCTION BUDGET (CB)	FEEES	Fee as a % of CB*	Fee as a % of CB*
4. CSA (* If no CA – reduce indicated % fee by 15%)			
\$ 0 to \$ 50,000		HR NTE/Lump Sum	HR NTE/Lump Sum
\$ 50,001 to \$ 250,000	Original	10.00	9.00
	Reduced	9.00	8.10
\$ 250,001 to \$ 500,000	Original	9.25	8.25
	Reduced	8.33	7.43
\$ 500,001 to \$ 750,000	Original	8.95	8.00
	Reduced	7.65	6.98
\$ 750,001 to \$ 999,999	Original	8.50	7.50
	Reduced	7.20	6.30

B. SITE VISITS, ADDITIONAL PROJECT MEETINGS AND PRINCIPALS' HOURLY RATES (Revised)				
ALL A/EPC FIRMS	Fees	Site Visits	Additional Project Meetings	Principals' Hourly Rates
A/EPC AND DESIGNATED SPECIALISTS (*)	Original	\$300 / Visit	\$400 / Meeting (\$350 / Meeting for CSA Designated Specialists)	\$180 / hr
	Reduced	\$225 / Visit	\$225 / Meeting	\$112.50 / hr

(*) Architect, Mechanical Engineer, Electrical Engineer, Structural Engineer, Civil Engineer, & Landscape Architect

C. HOURLY RATE MULTIPLIERS - A/EPC AGREEMENT SECTION 6.4.2 (Revised)		
Provisional Hourly Rate Multiplier	Original	2.45
	Reduced	2.21
Technical Personnel (not housed in A/E's office(s)) Multiplier	Original	1.70
	Reduced	1.53

D. FEE SCHEDULE FOR SITE ADAPTATION (AND/OR RELOCATION OF PORTABLES) Revised - ALL A/EPC FIRMS

Task Description	Fees	Lump Sum	Lump Sum
		1-5 Portables	6-10 Portables
Project Scope Meeting	Original	\$ 350	\$ 400
	Reduced	\$ 225	\$ 270
Site Visit / Summary Report	Original	\$ 300	\$ 360
	Reduced	\$ 270	\$ 324
Specific Purpose Survey - Topographic / Elevation	Original	\$ 850	\$ 990
	Reduced	\$ 765	\$ 891
Re-survey due to Alternate Location	Original	\$ 250	\$ 300
	Reduced	\$ 225	\$ 270
Final Finish Floor Elevation Certification	Original	\$ 250	\$ 250
	Reduced	\$ 180	\$ 225
Geotechnical Engineering Services - Soil Boring Tests (maximum of 3 borings - average depth of 15')	Original	\$1,000	\$ 1,000
	Reduced	\$ 765	\$ 900
Geotechnical Engineering Services - Engineer Re-evaluation for future use	Original	\$ 250	\$ 250
	Reduced	\$ 225	\$ 225
Site Plan	Original	\$ 730	\$ 1,020
	Reduced	\$ 657	\$ 918
Prototypical Foundation Design	Original	\$ 985	\$ 985
	Reduced	\$887	\$ 887
Miscellaneous Coordination	Original	\$ 225	\$ 275
	Reduced	\$ 203	\$ 248
Record Drawings (including utility connections)	Original	\$ 400	\$ 485
	Reduced	\$ 360	\$ 437

E. Record Drawings and Existing Conditions Verification (Revised) - All A/EPC Firms

CONSTRUCTION BUDGET		FEES	Not-to-Exceed Fee
From	To		
\$ - 0 -	\$ 250,000	Original	\$ 2,500
		Reduced	\$2,250
\$ 250,001	\$ 500,000	Original	\$ 5,000
		Reduced	\$4,500
\$ 500,001	\$ 750,000	Original	\$7,500
		Reduced	\$6,750
\$ 750,001	\$ 999,999	Original	\$10,000
		Reduced	\$9,000