

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

**SUBJECT: COMMISSIONING OF WOLFBERG ALVAREZ & PARTNERS, INC.
AS ARCHITECT/ENGINEER OF RECORD FOR PARTIAL
REPLACEMENT (PHASE I) AT SOUTHWEST MIAMI SENIOR HIGH
SCHOOL, PROJECT NO. 00363500**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

**LINK TO
STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY**

Introduction

In February 2010, a solicitation was issued for an Architectural/Engineering (A/E) firm to provide full architectural/engineering design and construction administration services for Partial Replacement (Phase I) at Southwest Miami Senior High School. The selection process has been completed. Of the thirty-five firms that applied, twelve were short-listed. One of the twelve short-listed firms declined to interview. The remaining eleven firms were interviewed and ranked as follows:

- 1 Wolfberg Alvarez & Partners, Inc. *
- 2 Zyscovich, Inc.*
- 3 Harvard Jolly, Inc.
- 4 Rizo Carreno & Partners, Inc.
- 5 MC Harry & Associates, Inc.
- 6 Silva Architects
- 7 Gili-McGraw Architects
- 8 Corzo Castella Carballo Thompson Salman, PA
- 9 BEA Architects, Inc.
- 10 Rodriguez & Quiroga, Architects Chartered
- 11 Perkins + Will

The A/E Selection Committee was composed of the following individuals:

Committee Members

James Haj, Principal, Southwest Miami Senior High
Carlos Hevia, Executive Director
Sam Ingram, Sr. Project Manager
Lourdes Mendez-Lopez, Sr. Project Manager
Sharon Grau, Assistant Director

Representing

Superintendent of Schools
School Facilities
School Facilities
School Facilities
A/E Selection & Negotiations

- * **NOTE:** At the conclusion of the interviews, two firms had earned identical average scores and were tied for #1 ranking, Wolfberg Alvarez & Partners, Inc. (WAP) and Zyscovich, Inc. A tie-breaker was then conducted in accordance with School Board Rules. As a result of the tie-breaker, WAP was the top-ranked firm, and Zyscovich, Inc. #2 ranked.

Staff negotiated with WAP, and the negotiations were successfully concluded as follows:

Project Scope

Phase I of the partial replacement includes, but is not limited to the following:

- New Construction - Vocational Classroom Building(s) with related support spaces to house approx. 257 student stations; covered walkways; and parking with approx. 31 spaces. The new building(s) shall be designed and constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system.
- Remodel - Woodshop (building #2) to open plan classrooms (to house 88 student stations) and two Art Labs (building #6) to JROTC classrooms (to house 90 student stations).
- Renovate - Main Electrical Room to accommodate new loads and existing parking lot modifications. Scope also includes temporary staff parking and selective demolition.

Due to the complex nature of this project, phasing is required and may include one or more "pull-out" packages. Existing school campus operations must be maintained during the construction phases and extensive coordination/cooperation with the contractor, consultants, school administrators and district offices will be required.

This project is anticipated to be delivered by the conventional design/bid/build method.

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

- Program & Master Plan Validation / Final Scope Definition: due by July 14, 2010
- Phase I - Schematic Design: due by August 18, 2010
- Phase II - Design Development: due by September 22, 2010
- Phase III - Construction Documents - 50% complete: due by October 29, 2010
- Phase III - Construction Documents - 100% complete: due by December 13, 2010
- Phase III - Construction Documents - 100% complete & BCC-approved for construction, target date: February 9, 2011

The Construction Documents shall include two deductive bid alternates:

A - Site improvements related to new vocational classroom building, including parking; and demolition of Building 04; and

B - Remodeling of Buildings 02 and 06.

Construction of the new vocational classroom building (including renovations at existing Main Electric Room) is scheduled to begin no later than mid-April 2011, with substantial completion by mid-February 2012, and Occupancy by mid-April 2012.

Related site work for the new construction, remodeling of buildings 02 and 06, and demolition of building 04 are scheduled to commence mid-March 2012, with completion/Occupancy by August 2012. The total anticipated construction duration for the project is 16 months.

Terms and Conditions

A. Basic Services Fees:

A lump sum fee for Basic Services of \$437,000, which represents approximately 7.16% of the construction budget, \$6,100,000, was negotiated. This fee includes all new construction, on-site and off-site engineering, phasing documents, demolition documents, and any and all other required services and consultants (except as listed below). Basic Services fees shall be paid based on completion and the Board's acceptance of the following phases:

Phase I - Schematic Design Documents (10%):	\$ 43,700
Phase II - Design Development Documents (15%):	\$ 65,550
Phase III - Construction Documents, 50% complete (19%):	\$ 83,030
Phase III - Construction Documents 100% complete/BCC-approved (19%):	\$ 83,030
Phase IV - Bidding/Award (5%):	\$ 21,850
Phase V (a) Construction Administration - through substantial completion (27%):	\$ 117,990
Phase V (b) Construction Administration-Punch List/Close out (5%):	\$ 21,850
TOTAL BASIC SERVICES FEE (100%):	\$ 437,000

B. Supporting Services Fees:

1. The A/E will provide a detailed program validation/final scope definition report to include an analysis of scope, schedule and budget and the existing conditions and infrastructure capacities, as-built with the completion of Phase I, and for future phases of the replacement, in accordance with the master plan for the entire facility. Upon submittal to and acceptance by the Board, lump sum fee: \$ 15,000

 2. The following services require prior written authorization by the Board-designee:
 - a) Additional Site Visits: The A/E and the A/E's consultants may provide up to 24 additional site visits during construction at a flat fee of \$225/visit: NTE \$ 5,400
- TOTAL SUPPORTING SERVICES FEES:** **NTE \$ 20,400**

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;
- Threshold Inspections, if required and approved by the Board, shall be paid on a per inspection rate of \$250, when the inspection report(s) is (are) received and accepted by the Board;
- 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 \$112.50/hour for the Architect, and \$112.50/hour for the A/E's consultants, for Board-authorized additional services;
- The provisional multiplier for hourly compensation is limited to 2.21 for any additional services approved by the Board;
- In the event the Board chooses to re-use the design/construction documents for the new vocational classroom building in the future, the pre-negotiated fee is \$195,110 which includes all site adaptation services and all required consultants. The A/E payment schedule will be re-apportioned as appropriate to the services required for the re-use.

- The A/E shall maintain a minimum \$1M professional practice liability policy in accordance with the terms and conditions of the Agreement, 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 time-sensitive schedule and the terms and conditions of the Agreement, and will commence services upon Board commissioning.

Project Fund

Fund: 386000; Object: 563000; Location: 1774100; Program: 26990000; Function: 740000

Prior Commissioning & Performance Evaluation

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

- Sunset Elementary, Deferred Maintenance Package #10, (Renovations, Maintenance and Repairs), Project No. 00261701
A/E Services
Date of Commission: 1-13-2010
- Architectural/Engineering Project Consultant Services for Miscellaneous Projects up to \$1 Million Construction Cost each
A/EPC Services
Date of Commission: 3-12-08 (2-11-09 and 2-10-10)
- Special Projects Consultant – Mechanical, for Miscellaneous Projects up to \$1 Million Construction Cost each
SPC Services
Date of Commission: 4-18-07 (5-21-08 and 7-15-09)

The most recent overall performance evaluation score issued by staff to WAP was for the quarter ending December 31, 2010. Based on a performance scale of 1-5 (low to high), the firm received a score of 4.40.

Principal/Owner

The Principal/Owner designated to be directly responsible to the Board for Wolfberg Alvarez & Partners, Inc. is Julio E. Alvarez. The firm is located at 1500 San Remo Avenue, Suite 300, Coral Gables, Florida 33146.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Wolfberg Alvarez & Partners, Inc., as Architect/Engineer of Record for Partial Replacement (Phase I) at Southwest Miami Senior High School, Project No. 00363500, as follows:

- 1) a lump sum fee of \$437,000 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