

Office of School Facilities
Jaime Torrens, Chief Facilities Officer

SUBJECT: COMMISSIONING OF RIZO CARREÑO & PARTNERS, INC., AND RODRIGUEZ ARCHITECTS, INC., AS ARCHITECTURAL/ENGINEERING PROJECTS CONSULTANT (A/EPC) FOR MISCELLANEOUS PROJECTS UP TO \$2.0 MILLION EACH FOR A FOUR YEAR TERM

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Introduction

Staff completed the selection process for one or more Architectural/Engineering Projects Consultant (A/EPC) firm(s) to provide A/EPC continuing contract services for miscellaneous projects in which the construction budgets do not exceed the current statutory limit of \$2.0 million, study activities with professional fees less than \$200,000, and services of a specific nature as outlined in the Agreement, per State Statute.

Twenty-one (21) firms applied, and based on the established evaluation criteria, ten (10) firms were short-listed. On July 24, 2012, the Selection Committee interviewed and ranked the firms as follows:

Final

<u>Ranking</u>	<u>Firm</u>
1	Rizo Carreño & Partners, Inc.
2	Wolfberg Alvarez & Partners
3	Laura M. Perez & Associates, Inc.
4	SBLM Architects, PC
5	Zyscovich, Inc.
6	M.C. Harry & Associates, Inc.
7	LIVS Associates
8	Corzo Castella Carballo Thompson Salman, PA
9	Rodriguez Architects, Inc.
10	ACAI Associates, Inc.

The following individuals served on the Selection Committee:

<u>Committee Member</u>	<u>Representing</u>
Dr. Harold R. Clarke, Vice President, Florida Memorial University	Office of the Superintendent
Carlos Hevia, Executive Director, Document Control & Closeout	Office of School Facilities
Erick Laventure, Executive Director, North Central Regional Center	Office of School Facilities
Rodolfo Gonzalez, Sr. Project Manager, Maintenance Operations	Office of School Facilities
Sharon Grau-Kramer, Assistant Director	A/E Selection & Negotiations

<u>Alternate Committee Member</u>	
Janet Kelly, Executive Director, South Regional Center	Office of School Facilities

<u>Non-Voting Representative(s)</u>	
Riley Davis, Coordinator II	Office of Economic Opportunity
Teresita M. Rodriguez, Audit Supervisor I	Office of Management & Compliance Audits

On September 5, 2012, the Board commissioned four firms to provide A/EPC services: Laura M. Perez & Associates, Inc.; M.C. Harry & Associates, Inc.; LIVS Associates; and Corzo Castella Carballo Thompson Salman, PA.

At this time, staff recommends commissioning of the following additional two firms:

- Rizo Carreno & Partners, Inc. (RCP)
- Rodriguez Architects, Inc. (RAI)

Both firms hold an M-DCPS M/WBE certificate.

Terms and Conditions

A. Basic Services - General

The negotiated fees for Basic Services are based on a percentage of the construction budget, as approved by staff, prior to the start of each project. Individual work orders will be issued for required services based on the percentage fee converted to a Lump Sum (LS) fee.

At the option of the district, the A/EPC will conduct on-site observations (site visits) and/or additional project meetings during construction, at pre-negotiated rates.

Basic Services fees include all required services and consultants, unless otherwise noted in a specific work order. Basic Services fees shall be paid based on the percentage of completion per terms of the A/EPC Agreement. Attachment "A"

provides detailed information on the fees negotiated with each of the firms. It should be noted that the fees for projects with a construction budget of \$1 million or less are generally the same reduced fees included in the prior A/EPC contract (2008); competitive rates were successfully negotiated for projects with construction budgets of \$1,000,001 to \$2,000,000.

B. Other Terms and Conditions

- The term of the Agreement is four years, commencing October 10, 2012, with extension years at the option of the Board.
- For study activities with professional fees of up to \$200,000, the Board and the A/EPC must agree, in writing, prior to the commencement of the work, on the maximum number of hours and a not-to-exceed amount, or a lump sum fee for each project.
- The provisional multiplier for hourly compensation shall be limited to 2.21. This rate is subject to audit by the Board and may be adjusted as the result of audit findings. If so, any changes would be submitted to the Board for final approval.
- The multiplier for Direct Personnel Expense, for assignment of A/EPC technical staff (i.e. Architects, Engineers, Project Managers and Field Representatives) to specific projects and housed in offices other than the A/EPC's own offices, shall be limited to a 1.53 multiplier times the actual hourly rates.
- The Agreement provides for indemnification and hold harmless provisions to the Board and its employees by the A/EPC due to A/EPC's negligence. The A/EPC shall maintain at least a \$1,000,000 Professional Liability insurance policy with a maximum deductible of \$50,000 per claim. These limits and terms are as recommended by the District's Office of Risk & Benefits Management.
- The Agreement may be terminated by the Board, with or without cause, upon thirty (30) days written notice to the A/EPC; whereas, the A/EPC may terminate the Agreement, with cause only, upon thirty (30) days written notice to the Board.
- The Board is under no obligation to assign a minimum number of work orders or to compensate a minimum amount of professional fees to any A/EPC firm.
- All firms have agreed to the Terms and Conditions of the A/EPC Agreement and will commence services upon commissioning by the Board.

Principals / Location

RCP - The Principal/Owner designated to be directly responsible to the Board for RCP is Alberto J. Carreño. The firm is located at 7315 SW 87th Avenue, Suite 100, Miami, Florida 33173.

RAI - The Principal/Owner designated to be directly responsible to the Board for RAI is Lourdes Rodriguez. The firm is located at 2121 Ponce de Leon Blvd., Suite 1010 Coral Gables, Florida 33134.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Rizo Carreño & Partners, Inc., and Rodriguez Architects, Inc., as Architectural/Engineering Projects Consultant for miscellaneous projects up to \$2.0 Million each for a four-year term, based on negotiated fees in accordance with Attachment "A"; and other terms and conditions as set forth in the body of the agenda item and the Agreement.

NAD:SGK:sgk

ATTACHMENT "A"
Architectural/Engineering Projects Consultants Schedules of Fees

A. 1. BASIC SERVICES	FULL DESIGN SERVICES & CONSTRUCTION ADMIN.	PHASE II / III DESIGN SERVICES & CONSTRUCTION ADMIN.
CONSTRUCTION BUDGET (CB)	Fee as a % of CB *	Fee as a % of CB *
1. RCP		
\$ 0 to \$ 50,000	HR NTE/Lump Sum	HR NTE/Lump Sum
\$ 50,001 to \$ 250,000	9.00	8.10
\$ 250,001 to \$ 500,000	8.33	7.43
\$ 500,001 to \$ 750,000	7.65	6.98
\$ 750,001 to \$ 1,000,000	7.20	6.30
\$ 1,000,001 to \$ 1,500,000	7.00	6.10
\$ 1,500,001 to \$ 2,000,000	6.80	5.90
* Deduct for no CA (as % of fee) = 15%		
2. RAI		
\$ 0 to \$ 50,000	HR NTE/Lump Sum	HR NTE/Lump Sum
\$ 50,001 to \$ 250,000	9.00	8.10
\$ 250,001 to \$ 500,000	8.33	7.43
\$ 500,001 to \$ 750,000	7.65	6.98
\$ 750,001 to \$ 1,000,000	7.20	6.30
\$ 1,000,001 to \$ 1,500,000	6.80	5.90
\$ 1,500,001 to \$ 2,000,000	6.60	5.70
* Deduct for no CA (as % of fee) = 15%		

A. 2. SITE VISITS, ADDITIONAL PROJECT MEETINGS AND PRINCIPALS' HOURLY RATES			
ALL FIRMS-A/EPC AND SUB-CONSULTANTS (*)	Site Visits	Additional Project Meetings	Principals' Hourly Rates
RCP and RAI	\$225/ Visit/Discipline	\$225 / Meeting/Discipline	\$112.50/hr

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

A. 3. FEE SCHEDULE FOR SITE ADAPTATION (RELOCATION OF PORTABLES) - ALL A/EPC FIRMS		
Task Description	Lump Sum 1-5 Portables	Lump Sum 6-10 Portables
Project Scope Meeting (Flat Fee)	\$225	\$270
Site Visit / Summary Report (Flat Fee)	\$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 (1-5 Portables, max. 3 borings - average depth of 15'; 6-10 Portables, max. 6 borings - average depth of 15')	\$765	\$900
Geotechnical Engineering Services - Engineer Re-evaluation for future use	\$225	\$225
Site Plan	\$657	\$918
Prototypical Foundation Design	\$887	\$887
Miscellaneous Coordination	\$203	\$248
Record Drawings (including utility connections)	\$360	\$437