

January 27, 2000

Facilities Planning and Construction
Paul J. Phillips, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF WOLFBERG ALVAREZ AND PARTNERS TO
PROVIDE EDUCATIONAL FACILITIES COMPLIANCE OFFICER/UNIFORM
BUILDING CODE INSPECTOR (EFCO/UBCI) SERVICES**

Staff has completed the selection process for EFCO/UBCI consultant. Five (5) firms applied and five (5) firms were interviewed by the A/E Service Committee. Of these five (5) firms, four (4) were selected as follows:

Wolfberg Alvarez & Partners
Spillis Candela & Partners, Inc.
Bermello, Ajamil & Partners, Inc.
* Ronald E. Frazier & Associates, P.A.

* previously commissioned

Negotiations regarding fees, scope and other related terms have been successfully completed with Wolfberg Alvarez and Partners. The negotiated fee (see Exhibit "A" attached) for all existing basic services remained the same as those in the previous contract. However, there were five basic services added to this agreement as follows: Concept Reviews, Post Substantial Completion Services, Enhanced Structural Reviews, Mileage and Job Order Contracts Review Services.

The agreement shall be for a period of two (2) years commencing February 18, 2000 through February 17, 2002 and provides for cancellation by either party with 90 days notice.

The multiplier for hourly compensation is limited to 2.45 for extra work.

The EFCO/UBCI will maintain at least a \$1,000,000 Professional Liability Insurance Policy during the duration of the agreement, plus three (3) years after the acceptance of any of the projects assigned to the EFCO/UBCI.

The Principals/Owners of Wolfberg Alvarez and Partners are Julio E. Alvarez and David A. Wolfberg.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida commission the firm of Wolfberg Alvarez and Partners to provide Educational Facilities Compliance Officer/Uniform Building Code Inspector (EFCO/UBCI) services for the Board during the period of February 18, 2000 through February 17, 2002.

IMR:nf

Exhibit "A" TRSC/UBCI/EFCO/EFCO+FEES

ADDITIONS (NEW CONSTRUCTION), REMODELING & RENOVATIONS

| Contract Categories (Construction Cost) | | % of Construction Cost | | | | EFCO PLUS | | | | | | | | | |
|---|---------------|------------------------|-------|-------|--------------------|-----------|-----|-------|-------|-------|-------|-----|-------|-------|--|
| From | To | TRSC | UBCI | EFCO | Lump Sum | C1 | C2 | C3 | C4 | C5 | C6 | C7 | C8 | C9 | |
| | | | | | Total EFCO + C1-C7 | C1 | C2 | C3 | C4 | C5 | C6 | C7 | C8 | C9 | |
| \$ 1,000,001 | \$ 200,000 | 1.22% | 5.38% | 3.55% | \$ 2,925 | 525 | 500 | 550 | 500 | 850 | 500 | 625 | 700 | 500 | |
| \$ 200,001 | \$ 500,000 | 1.02% | 4.49% | 2.96% | \$ 3,000 | 600 | 500 | 550 | 500 | 850 | 550 | 625 | 700 | 500 | |
| \$ 500,001 | \$ 750,000 | 0.45% | 1.98% | 1.31% | \$ 3,520 | 900 | 500 | 670 | 600 | 850 | 600 | 625 | 700 | 650 | |
| \$ 750,001 | \$ 1,000,000 | 0.38% | 1.65% | 1.09% | \$ 4,680 | 1,360 | 500 | 1,070 | 900 | 850 | 650 | 625 | 700 | 650 | |
| \$ 1,000,001 | \$ 2,000,000 | 0.32% | 1.40% | 0.92% | \$ 5,190 | 1,360 | 500 | 1,100 | 1,030 | 1,200 | 700 | 625 | 900 | 1,275 | |
| \$ 2,000,001 | \$ 3,000,000 | 0.23% | 1.04% | 0.69% | \$ 5,595 | 1,360 | 500 | 1,285 | 1,250 | 1,200 | 750 | 625 | 900 | 1,275 | |
| \$ 3,000,001 | \$ 4,500,000 | 0.23% | 1.01% | 0.67% | \$ 5,595 | 1,360 | 500 | 1,285 | 1,250 | 1,200 | 800 | 625 | 900 | 1,800 | |
| \$ 4,500,001 | \$ 6,000,000 | 0.16% | 0.70% | 0.46% | \$ 5,795 | 1,460 | 500 | 1,385 | 1,250 | 1,200 | 850 | 625 | 900 | 1,800 | |
| \$ 6,000,001 | \$ 10,000,000 | 0.14% | 0.61% | 0.41% | \$ 5,945 | 1,460 | 500 | 1,335 | 1,250 | 1,400 | 900 | 625 | 1,100 | 2,150 | |
| \$ 10,000,001 | \$ 24,000,000 | 0.09% | 0.40% | 0.26% | \$ 6,720 | 1,560 | 500 | 1,860 | 1,400 | 1,400 | 1,000 | 625 | 1,400 | 2,750 | |

NEW FACILITIES (NEW CONSTRUCTION)

| Contract Categories (Construction Cost) | | % of Construction Cost | | | | EFCO PLUS | | | | | | | | | |
|---|---------------|------------------------|-------|-------|--------------------|-----------|-----|-------|-------|-------|-------|-----|-------|-------|--|
| From | To | TRSC | UBCI | EFCO | Lump Sum | C1 | C2 | C3 | C4 | C5 | C6 | C7 | C8 | C9 | |
| | | | | | Total EFCO + C1-C7 | C1 | C2 | C3 | C4 | C5 | C6 | C7 | C8 | C9 | |
| \$ 1,000,000 | \$ 2,000,000 | 0.25% | 1.12% | 0.74% | \$ 5,450 | 940 | 500 | 1,110 | 1,200 | 1,700 | 750 | 625 | 900 | 780 | |
| Prototype reuses when TRSC/UBCI reviewed original | | 0.19% | 0.85% | 0.56% | | | | | | | | | | | |
| \$ 2,000,001 | \$ 3,000,000 | 0.19% | 0.83% | 0.55% | \$ 5,450 | 940 | 500 | 1,110 | 1,200 | 1,700 | 800 | 625 | 1,000 | 780 | |
| Prototype reuses when TRSC/UBCI reviewed original | | 0.14% | 0.63% | 0.41% | | | | | | | | | | | |
| \$ 3,000,001 | \$ 4,500,000 | 0.14% | 0.61% | 0.40% | \$ 5,700 | 940 | 500 | 1,200 | 1,360 | 1,700 | 850 | 625 | 1,250 | 950 | |
| Prototype reuses when TRSC/UBCI reviewed original | | 0.11% | 0.47% | 0.31% | | | | | | | | | | | |
| \$ 4,500,001 | \$ 6,000,000 | 0.14% | 0.60% | 0.40% | \$ 6,050 | 1,150 | 500 | 1,300 | 1,400 | 1,700 | 900 | 625 | 1,350 | 950 | |
| Prototype reuses when TRSC/UBCI reviewed original | | 0.10% | 0.46% | 0.31% | | | | | | | | | | | |
| \$ 6,000,001 | \$ 10,000,000 | 0.13% | 0.56% | 0.37% | \$ 6,600 | 1,600 | 500 | 1,400 | 1,400 | 1,700 | 950 | 625 | 1,400 | 1,800 | |
| Prototype reuses when TRSC/UBCI reviewed original | | 0.10% | 0.46% | 0.30% | | | | | | | | | | | |
| \$ 10,000,001 | \$ 24,000,000 | 0.08% | 0.35% | 0.23% | \$ 7,895 | 2,000 | 500 | 1,495 | 1,400 | 2,500 | 1,000 | 625 | 1,450 | 2,250 | |
| Prototype reuses when TRSC/UBCI reviewed original | | 0.07% | 0.29% | 0.19% | | | | | | | | | | | |
| \$ 24,000,001 | Over | 0.05% | 0.22% | 0.15% | \$ 9,050 | 2,400 | 500 | 1,600 | 1,700 | 2,850 | 1,050 | 625 | 1,500 | 3,450 | |
| Prototype reuses when TRSC/UBCI reviewed original | | 0.05% | 0.21% | 0.14% | | | | | | | | | | | |

Exhibit "A" TRSC/UBCI/EFCO/EFCO+FEES

| RE-ROOFING PROJECTS | | | | | | | | | | | |
|---|--------------|--------------|----------|----------|-------------|-----------|---------|--------------|----------|----------------|------------|
| Contract Categories (Construction Cost) | | Lump Sum fee | | | | EFCO PLUS | | | | | |
| From | To | TRSC | UBCI | EFCO | Total EFCO+ | EFCO+ | LGCA C2 | Prov Insp C3 | RTM's C4 | Final Insp. C5 | Mileage C6 |
| \$ 1,000 | \$ 100,000 | \$ 750 | \$ 3,314 | \$ 2,189 | \$ 1,850 | \$ 1,000 | NA | NA | NA | 850 | 180 |
| \$ 100,001 | \$ 250,000 | \$ 974 | \$ 4,302 | \$ 2,841 | \$ 1,850 | \$ 1,000 | NA | NA | NA | 850 | 180 |
| \$ 250,001 | \$ 500,000 | \$ 1,228 | \$ 5,423 | \$ 3,581 | \$ 1,850 | \$ 1,000 | NA | NA | NA | 850 | 180 |
| \$ 500,001 | \$ 750,000 | \$ 1,381 | \$ 6,101 | \$ 4,029 | \$ 2,480 | \$ 1,630 | NA | NA | NA | 850 | 225 |
| \$ 750,001 | \$ 1,000,000 | \$ 1,609 | \$ 7,108 | \$ 4,694 | \$ 2,480 | \$ 1,630 | NA | NA | NA | 850 | 225 |
| \$ 1,000,001 | Over | \$ 1,812 | \$ 8,004 | \$ 5,286 | \$ 3,955 | \$ 3,105 | NA | NA | NA | 850 | 225 |

| JOB ORDER CONTRACTS (JOC) | | | | | | | | | |
|---|---------------------|---------------|---------------|------------------------|----------------|----------------|---------------|------------|--|
| Contract Categories (Construction Cost) | NO REVIEW A | UBCI REVIEW B | EFCO REVIEW C | JOINT SCOPE MEETING C1 | UBCI REVIEW C2 | EFCO REVIEW C3 | UBCI INSP. C4 | MILEAGE C5 | |
| | \$1,000 TO \$10,000 | 720 | 1,015 | 1,075 | 150 | 295 | 355 | 540 | |
| \$10,000 TO \$25,000 | 1,405 | 2,100 | 2,180 | 180 | 695 | 775 | 1,175 | 50 | |
| \$25,000 TO \$50,000 | 2,435 | 3,730 | 3,855 | 210 | 1,295 | 1,420 | 2,150 | 75 | |
| \$50,000 TO \$100,000 | 4,230 | 6,545 | 6,730 | 240 | 2,315 | 2,500 | 3,850 | 140 | |
| \$100,000 TO \$200,000 | 7,520 | 11,220 | 10,520 | 270 | 3,700 | 3,000 | 7,000 | 250 | |

Notes:

1. EFCO + fees to be selected from Additions Remodeling and Renovations Table
2. UBCI Inspection fees (C4) are \$180/inspection based on the actual number of inspections.

Exhibit "A" TRSC/UBCI/EFCO/EFCO+FEES

| PORTABLE CLASSROOM PROJECTS | | | | | | | | | | | | | | |
|-----------------------------|-----------|-------------|---------|------------------|---------------|-----------|-------------|---------|------------------|---------------|-----------|-------------|---------|------------------|
| #of Portables | TRSC/UBCI | TOTAL EFCO+ | EFCO+ | Final Inspection | #of Portables | TRSC/UBCI | TOTAL EFCO+ | EFCO+ | Final Inspection | #of Portables | TRSC/UBCI | TOTAL EFCO+ | EFCO+ | Final Inspection |
| 1 | \$1,248 | \$1,325 | \$475 | \$850 | 29 | \$8,415 | \$3,210 | \$2,360 | \$850 | 29 | \$8,415 | \$3,210 | \$2,360 | \$850 |
| 2 | \$1,549 | \$1,325 | \$475 | \$850 | 30 | \$8,565 | \$3,210 | \$2,360 | \$850 | 30 | \$8,565 | \$3,210 | \$2,360 | \$850 |
| 3 | \$1,850 | \$1,325 | \$475 | \$850 | 31 | \$8,845 | \$3,210 | \$2,360 | \$850 | 31 | \$8,845 | \$3,210 | \$2,360 | \$850 |
| 4 | \$2,152 | \$1,325 | \$475 | \$850 | 32 | \$8,995 | \$3,210 | \$2,360 | \$850 | 32 | \$8,995 | \$3,210 | \$2,360 | \$850 |
| 5 | \$2,556 | \$1,655 | \$805 | \$850 | 33 | \$9,145 | \$3,210 | \$2,360 | \$850 | 33 | \$9,145 | \$3,210 | \$2,360 | \$850 |
| 6 | \$2,868 | \$1,655 | \$805 | \$850 | 34 | \$9,295 | \$3,210 | \$2,360 | \$850 | 34 | \$9,295 | \$3,210 | \$2,360 | \$850 |
| 7 | \$3,169 | \$1,655 | \$805 | \$850 | 35 | \$9,445 | \$3,210 | \$2,360 | \$850 | 35 | \$9,445 | \$3,210 | \$2,360 | \$850 |
| 8 | \$3,661 | \$1,655 | \$805 | \$850 | 36 | \$9,595 | \$3,210 | \$2,360 | \$850 | 36 | \$9,595 | \$3,210 | \$2,360 | \$850 |
| 9 | \$3,962 | \$1,655 | \$805 | \$850 | 37 | \$9,745 | \$3,210 | \$2,360 | \$850 | 37 | \$9,745 | \$3,210 | \$2,360 | \$850 |
| 10 | \$4,263 | \$1,655 | \$805 | \$850 | 38 | \$10,095 | \$3,210 | \$2,360 | \$850 | 38 | \$10,095 | \$3,210 | \$2,360 | \$850 |
| 11 | \$4,565 | \$2,110 | \$1,260 | \$850 | 39 | \$10,245 | \$3,210 | \$2,360 | \$850 | 39 | \$10,245 | \$3,210 | \$2,360 | \$850 |
| 12 | \$4,665 | \$2,110 | \$1,260 | \$850 | 40 | \$10,395 | \$3,210 | \$2,360 | \$850 | 40 | \$10,395 | \$3,210 | \$2,360 | \$850 |
| 13 | \$4,815 | \$2,110 | \$1,260 | \$850 | 41 | \$10,545 | \$3,210 | \$2,360 | \$850 | 41 | \$10,545 | \$3,210 | \$2,360 | \$850 |
| 14 | \$4,965 | \$2,110 | \$1,260 | \$850 | 42 | \$10,695 | \$3,210 | \$2,360 | \$850 | 42 | \$10,695 | \$3,210 | \$2,360 | \$850 |
| 15 | \$5,115 | \$2,110 | \$1,260 | \$850 | 43 | \$10,845 | \$3,210 | \$2,360 | \$850 | 43 | \$10,845 | \$3,210 | \$2,360 | \$850 |
| 16 | \$5,265 | \$2,110 | \$1,260 | \$850 | 44 | \$10,995 | \$3,210 | \$2,360 | \$850 | 44 | \$10,995 | \$3,210 | \$2,360 | \$850 |
| 17 | \$5,615 | \$2,110 | \$1,260 | \$850 | 45 | \$11,145 | \$3,210 | \$2,360 | \$850 | 45 | \$11,145 | \$3,210 | \$2,360 | \$850 |
| 18 | \$5,765 | \$2,110 | \$1,260 | \$850 | 46 | \$11,495 | \$3,210 | \$2,360 | \$850 | 46 | \$11,495 | \$3,210 | \$2,360 | \$850 |
| 19 | \$5,915 | \$2,110 | \$1,260 | \$850 | 47 | \$11,645 | \$3,210 | \$2,360 | \$850 | 47 | \$11,645 | \$3,210 | \$2,360 | \$850 |
| 20 | \$6,065 | \$2,110 | \$1,260 | \$850 | 48 | \$11,845 | \$3,210 | \$2,360 | \$850 | 48 | \$11,845 | \$3,210 | \$2,360 | \$850 |
| 21 | \$6,215 | \$2,110 | \$1,260 | \$850 | 49 | \$12,045 | \$3,210 | \$2,360 | \$850 | 49 | \$12,045 | \$3,210 | \$2,360 | \$850 |
| 22 | \$6,365 | \$2,110 | \$1,260 | \$850 | 50 | \$12,245 | \$3,210 | \$2,360 | \$850 | 50 | \$12,245 | \$3,210 | \$2,360 | \$850 |
| 23 | \$6,515 | \$2,110 | \$1,260 | \$850 | 51 | \$12,445 | \$3,210 | \$2,360 | \$850 | 51 | \$12,445 | \$3,210 | \$2,360 | \$850 |
| 24 | \$6,665 | \$2,110 | \$1,260 | \$850 | 52 | \$12,645 | \$3,210 | \$2,360 | \$850 | 52 | \$12,645 | \$3,210 | \$2,360 | \$850 |
| 25 | \$6,815 | \$2,110 | \$1,260 | \$850 | 53 | \$12,845 | \$3,210 | \$2,360 | \$850 | 53 | \$12,845 | \$3,210 | \$2,360 | \$850 |
| 26 | \$7,965 | \$3,210 | \$2,360 | \$850 | 54 | \$13,045 | \$3,210 | \$2,360 | \$850 | 54 | \$13,045 | \$3,210 | \$2,360 | \$850 |
| 27 | \$8,115 | \$3,210 | \$2,360 | \$850 | 55 | \$13,245 | \$3,210 | \$2,360 | \$850 | 55 | \$13,245 | \$3,210 | \$2,360 | \$850 |
| 28 | \$8,265 | \$3,210 | \$2,360 | \$850 | | | \$3,210 | \$2,360 | \$850 | | | \$3,210 | \$2,360 | \$850 |