

Business Operations
 Facilities Operations and Legislative Support
 Suzanne A. Marshall, Administrative Director

SUBJECT: COMMISSIONING OF ARCHITEKNICS ARCHITECTS & PLANNERS, CORZO CASTELLA CARBALLO THOMPSON SALMAN, P.A., LANDERA ASSOCIATES, P.A., LIVS ASSOCIATES, AND POST BUCKLEY SCHUH & JERNIGAN, TO PROVIDE ARCHITECTURAL/ENGINEERING PROJECTS CONSULTANT (A/EPC) SERVICES FOR A TWO-YEAR TERM FOR MISCELLANEOUS PROJECTS WITH AN ESTIMATED CONSTRUCTION COST OF UP TO \$500,000 EACH

COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION

Staff has completed the selection process for five (5) firms to provide Architectural/Engineering Projects Consultant (A/EPC) services for a two-year term. Twenty-two (22) firms applied and on July 24, 2002, the Selection Committee interviewed the following ten (10) firms:

- Achiteknic Architects & Planners (Miami, FL)
- Corzo Castella Carballo Thompson Salman, P.A. (Coral Gables, FL)
- Kunde Sprecher & Associates, Inc. (Miami, FL)
- Landera Associates, P.A. (Miami, FL)
- Laura M. Perez & Associates, Inc. (Miami, FL)
- LIVS Associates (Coral Gables, FL)
- Post Buckley Schuh & Jernigan (Miami, FL)
- Rodriguez Peterson & Porras Architects, Inc. (Miami Lakes, FL)
- Smith Korach Hayet Haynie Partnership (Miami, FL)
- The Russell Partnership, Inc. (Miami, FL)

Of the above, the firms of Achiteknic Architects and Planners (Architeknic), Corzo Castella Carballo Thompson Salman, P.A. (C3TS), Landera Associates, P.A. (Landera), LIVS Associates (LIVS), and Post Buckley Schuh & Jernigan (PBS&J), were the five highest ranked firms. The following fees, scope of services, and contract terms and conditions have been negotiated with the selected firms:

<u>Basic Services</u>		<u>Fee (% of Construction Cost)</u>				
<u>Estimated Construction Cost</u>		<u>Architeknic</u>	<u>C3TS</u>	<u>Landera</u>	<u>LIVS</u>	<u>PBS&J</u>
<u>From</u>	<u>To</u>	Hourly rate or lump sum fee (same for all)				
\$ -- 0 --	\$ 50,000					
50,001	100,000	10.60%	10.60%	10.60%	10.60%	10.60%
100,001	200,000	9.75%	9.75%	9.75%	9.75%	9.75%

<u>Basic Services</u>		<u>Fee (% of Construction Cost)</u>				
200,001	300,000	9.25%	9.25%	8.50%	8.50%	8.50%
300,001	500,000	8.50%	8.50%	8.50%	8.50%	8.50%

<u>Re-roofing Projects</u>		<u>Fee (% of Construction Cost)</u>				
<u>Estimated Construction Cost</u>		<u>Architektnics</u>	<u>C3TS</u>	<u>Landra</u>	<u>LIVS</u>	<u>PBS&J</u>
<u>From</u>	<u>To</u>	Hourly rate or lump sum fee (same for all)				
\$ -- 0 --	\$ 50,000					
50,001	100,000	9.60%	9.60%	9.50%	9.60%	9.60%
100,001	200,000	9.00%	9.00%	9.00%	8.75%	9.00%
200,001	300,000	8.00%	8.00%	7.75%	8.00%	8.00%
300,001	500,000	7.60%	7.50%	7.50%	7.60%	7.60%

<u>Emergency Re-roofing Projects</u>		<u>Fee (% of Construction Cost)</u>				
(only under Board declared emergencies)						
<u>Estimated Construction Cost</u>		<u>Architektnics</u>	<u>C3TS</u>	<u>Landra</u>	<u>LIVS</u>	<u>PBS&J</u>
<u>From</u>	<u>To</u>					
\$ 500,001	\$ 750,000	7.25%	7.25%	7.00%	7.25%	7.25%
750,001	1,000,000	6.75%	6.75%	6.50%	6.75%	6.75%
1,000,001	1,250,000	6.25%	6.25%	5.75%	6.25%	6.25%
1,250,001	1,500,000	5.75%	5.75%	5.70%	6.00%	5.75%

NOTE: A/E basic fee will be determined based on the above referenced negotiated percentages of the estimated construction cost

1. Site Visitations

At the Board's option, the A/EPC firms will conduct on-site observation visits for the following fees:

	<u>Architektnics</u>	<u>C3TS</u>	<u>Landra</u>	<u>LIVS</u>	<u>PBS&J</u>
	<u>(Per Visit)</u>	<u>(Per Visit)</u>	<u>(Per Visit)</u>	<u>(Per Visit)</u>	<u>(Per Visit)</u>
Architect	\$240	\$240	\$225	\$250	\$240
Engineers	\$220	\$220	\$225	\$250	\$220

2. Verification of Existing Field Conditions

For development of record drawings and verification of field conditions, the A/EPC's fee, for all firms, shall be as follows:

<u>Estimated Construction Cost</u>	<u>Hourly Not-to-Exceed</u>
<u>From</u>	<u>Lump Sum Fee</u>
\$ -- 0 --	\$ 1,500
50,001	2,500

<u>Estimated Construction Cost</u>		<u>Hourly Not-to-Exceed</u>
<u>From</u>	<u>To</u>	<u>Lump Sum Fee</u>
100,001	200,000	5,000
200,001	300,000	7,000
300,001	500,000	9,000
Re-roofing projects (all)		3,500

3. The Board and the A/EPC must agree in writing prior to the commencement of work for projects up to \$50,000 on the maximum number of hours and a not-to-exceed amount, or in the case of a lump sum fee, the amount for each applicable project.
4. The multiplier for hourly compensation was limited to 2.45. This rate is subject to audit by the Board and could be adjusted as the result of audit findings.
5. The multiplier for Direct Personnel Expense, for assignment of A/EPC technical staff to specific projects and working in offices other than the A/EPC's own offices, shall be limited to 1.70 multiplier times the hourly rate negotiated for the assignment.

6. **Insurance**

The A/EPC will maintain at least a \$1,000,000 professional liability insurance policy with a maximum deductible of \$15,000. No reimbursement for insurance premium is included, as above fees are inclusive of insurance cost.

7. **Other Agreement Conditions**

The agreements provide for cancellation by the Board, with or without cause, upon sixty (60) days written notice to the A/EPC. The A/EPC may terminate the agreement only with cause upon sixty (60) days written notice to the Board.

8. The term of these agreements shall be for a two-year period, commencing October 24, 2002 through October 23, 2004, with the second year being at the Board's option. Since the second year is at the Board's option, the second year must be approved and ratified by the Board prior to its commencement.

The Principals/Owners of Achiteknics Architects and Planners, are Lourdes Rodriguez, Edward C. Berounsky, and Ramon G. Perez-Alonso. The firm is located at 7450 S.W. 48 Street, Miami, FL 33155.

The Principals/Owners of Corzo Castella Carballo Thompson Salman, P.A., are Jorge Corzo, Ramon Castella, Robert Carballo, Leroy Thompson, and Javier

Salman. The firm is located at 901 Ponce de Leon Blvd., Suite 900, Coral Gables, FL. 33134.

The Principal/Owner of Landera Associates, P.A., is Osvaldo L. Landera. The firm is located at 6080 Bird Road, Suite 4, Miami, FL 33155.

The Principals/Owners of LIVS Associates, are Paul Ingelmo, Hector Vergara, Carlos Alvarez, and F. Antonio Rosabal. The firm is located at 151 Majorca Avenue, Suite A, Coral Gables, FL 33134.

Post Buckley Schuh & Jernigan is 100% employee owned. The firm is located at 2001 N.W. 107 Avenue, Miami, FL 33172.

Supplemental information will be submitted to the Board under separate cover.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firms of Architeknic Architects and Planners, Corzo Castella Carballo Thompson Salman, P.A., Landera Associates, P.A., LIVS Associates, and Post Buckley Schuh & Jernigan, to provide Architectural/Engineering Projects Consultant (A/EPC) services, under the above terms and conditions, for a two-year term commencing October 24, 2002 through October 23, 2004, for miscellaneous projects with an estimated construction cost of up to \$500,000 each.

NAD:rr