

January 11, 2006

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF LAURA M. PEREZ & ASSOCIATES, INC., AS PROJECT ARCHITECT/ENGINEERS FOR VARIOUS RENOVATIONS, PROJECT NO. A01002, QZAB RENOVATIONS, PROJECT NO. A01002A, ADA BARRIER REMOVAL, PROJECT NO. A01002B, AND MAINTENANCE PROJECT NO. A01002X01, AT PALM SPRINGS MIDDLE SCHOOL**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

Introduction

On January 19, 2005, the Board commissioned Laura M. Perez & Associates, Inc., (LMP), to provide Part 1 Architectural/Engineering services, Final Scope Definition for three projects at Palm Springs Middle School: Various Renovations, Project No. A01002, QZAB Renovations, Project No. A01002A, and ADA Barrier Removal, Project A01002B. MDCPS retained the services of Professional Services Industries, Inc., (PSI), to determine the source(s) of moisture intrusion at various locations in the facility. Based on the results of PSI's report dated March 22, 2005 (Revised May 5, 2005), it was determined that the best way to accomplish the work would be to include additional scope to the planned projects. Therefore, Maintenance Project No. A01002X01, Courtyard Drainage Improvements is included in the overall project scope.

REVIS

The Final Scope Definition was completed and submitted to MDCPS on September 30, 2005. Based on the approved revised scopes and budgets, these projects may proceed with Part 2, full Architectural/Engineering design and construction administration services.

Project(s) Scope

**Project A01002 – Various Renovations**

Sitework includes, but is not limited to 6' and 4' fencing with vehicular and pedestrian access gates along West 59<sup>th</sup> Place and West 10<sup>th</sup> Avenue, and at the west end of the courtyard between Buildings No. 1 and 6; improvements at the main entrance to the school; restoration and re-grading of the playfield; new irrigation and pump system; new flagpole and new sidewalks. The auditorium stage curtain is to be replaced. Replacement of water-damaged VCT flooring throughout the facility. Provide new fresh air intake system at Building 03, connected to chiller plant. Entire facility is to be re-painted, interior and exterior, with the exception of Buildings 02 and 06.

REVIS

Construction Budget:        \$1,474,754

**Project A1002A – QZAB Renovations**

Band Room Suite renovations include blocking up all existing windows, and installation of new interior finishes; interior and exterior door and hardware replacement; corrections to risers; new Handicap chair lift; new A/C system; comprehensive electrical up-grades, including interior lighting; new instructional aids and FF&E.

P.E. Locker Room – Rooms 107, 107A, 107B, 109, 109A, and 109B. Scope for this area is similar to scope for the Band Room Suite. In addition, existing lockers and benches are to be replaced with new.

Construction Budget:        \$937,406

**Project A1002B – ADA Barrier Removal**

Male and female toilets in the locker rooms are to be renovated to provide accessibility. All violations of the Florida Accessibility Code are to be corrected to achieve program accessibility for the disabled throughout all areas of the school.

Construction Budget:        \$422,881

**Project A01002X01 – Maintenance Renovations**

Scope includes, but is not limited to, Courtyard drainage improvements and new sidewalks; courtyard sodding and irrigation system; and walkway lighting improvements. Note: security camera improvements are not included in this project scope; these improvements are to be provided under a separate project.

Construction Budget:        \$388,857

Construction of the projects will be executed using the Construction Management (CM) at-Risk delivery method. The A/E shall submit 100% completed Phase III construction documents no later than August 7, 2006. The selected CM at-Risk firm will be required to submit a Guaranteed Maximum Price (GMP) for this project. The negotiated GMP will be submitted to the Board for approval.

Negotiations with LMP as Architect/Engineer (A/E) for Part 2 A/E services have been successfully concluded as follows:

Terms & Conditions

The negotiated lump sum fee for basic services is \$263,032, representing approximately 8.1% of the total construction budget of \$3,223,898 for the four projects. The fee includes all required services and consultants. . A breakdown of the basic services fee is as follows:

- Program Validation – N/A
- Phase I – Schematic Design, 100% complete \$ 26,305

- Phase II – Design Development, 100% complete \$ 65,758
- Phase III – Construction Documents
  - 50% complete \$ 39,454
  - 100% complete/approved \$ 39,455
- Phase IV – Bidding \$ 13,151
- Phase V – Construction Administration
  - Through substantial completion \$ 65,758
  - Punch List/ close-out completion \$ 10,521
- Phase VI – Warranty/Post Occupancy \$ 2,630

**TOTAL BASIC SERVICES FEE: \$263,032**

- The A/E and designated specialists will provide (utilized upon authorization by the Board's designee) up to 20 additional site visits during construction at a fee of \$250/visit

Not-to-exceed \$5,000

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;
- The Principals' rates (either Architects or Engineers) are set at \$125/hour for Board authorized additional services;
- The A/E shall maintain no less than a \$1 million professional liability insurance policy with a maximum deductible of \$25,000;
- The multiplier for hourly compensation is limited to 2.45 for any additional work approved 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;
- 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;
- The A/E Agreement provides for termination of the A/E by the Board, with or without cause, upon thirty days written notice to the A/E. The A/E may terminate the Agreement, only with cause, upon thirty days written notice to the Board; and
- The A/E has accepted the terms and conditions of the A/E Agreement.

## Project Fund

Fund: 0350 Object: 5680 Location: 6681 Program: 2511 Function: 7400

## Prior Commissioning & Performance Evaluation

The Board has commissioned Laura M. Perez & Associates, Inc., for the following projects within the last three years:

- Deferred Maintenance Package #3 (Allapattah Middle, Hialeah Middle and Amelia Earhart Elementary)  
A/E Services  
Date of Commission: 4-13-2005
- Palm Spring Middle School, Various Renovations, A01002, A01002A, A01002B  
A/E Services (Final Scope Definition/Programming)  
Date of Commission: 1-19-2005
- Miami Lakes Educational Center, Renovation and Remodeling, A0815  
A/E Services (Programming)  
Date of Commission: 4-14-2004
- Architectural/Engineering Project (term contract for four years, projects up to \$1 million in construction value),  
Date of Commission: 4-14-2004

The most recent overall performance evaluation score issued by staff to Laura M. Perez & Associates, Inc., was for the quarter ending September 30, 2005. Based on a performance scale of 1-5, the firm received a score of 3.45.

## Principals

The Principal of Laura M. Perez & Associates, Inc., is Laura M. Perez. The firm is located at 2401 NW 7<sup>th</sup> Street, Miami, Florida 33125.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission Laura M. Perez & Associates, Inc., as Project Architect/Engineers for the Renovations Projects at Palm Springs Middle, Project A01002, A01002A, A01002B and A01002X01 as follows:

- 1) A lump sum fee of \$263,032 for Basic Services; and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg