

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF KVH ARCHITECTS, P.A., AS PROJECT ARCHITECT/ENGINEERS FOR DEFERRED MAINTENANCE PACKAGE #16, GENERAL REPAIRS AND REHABILITATION, AT CRESTVIEW ELEMENTARY SCHOOL, PROJECT NO. 00263800

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

Staff has completed the selection process for one or more Architect/Engineers (A/E) to provide Architectural/Engineering services for the Facilities Five-Year Work Program through FY 07-08 (as may be amended from time to time) for Deferred Maintenance and Americans with Disabilities Act (ADA) Modifications Projects at Various Facilities throughout the School District.

Of forty-five firms that applied, thirteen firms were short-listed. On July 28 and 30, 2004, the A/E Selection Committee interviewed and ranked the following thirteen firms:

- URS Corporation Southern
- Reynolds, Smith and Hills, Inc.
- Laura M. Perez & Associates
- BBA Joint Venture
- MCH / APEC Joint Venture
- KVH Architects, P.A.
- Corzo Castella Carballo Thompson Salman, P.A.
- A.D.A. Engineering, Inc.
- Avart, Inc.
- Architects International, Inc.
- Architeknic Architects & Planners
- Rodriguez Peterson & Porras Architects, Inc.
- SBLM Architects, P.A.

The following individuals served on the A/E Selection Committee:

Committee Member
Annie Betancourt
Auguste Nicoleau
Francis Hoar

Representing
Appointee of the Superintendent
Facilities Management
Facilities Management

Committee Member

Carl Nicoleau
Lissette Gonzalez
Dennis Caserta (Non-voting)
Veretas Fernandes (Non-voting)

Representing

Facilities Management
A/E Selection, Negotiations & Design Management
Div. of Business Development & Assistance
Office of Management & Compliance Audits

The four highest-ranked firms were previously commissioned to provide architectural/engineering services for four projects titled Deferred Maintenance Project (DMP) Packages # 1 through and including #4. DMP Package #5 (Renovations and Remodeling at Miami Northwestern Senior High School) was declined by the fifth-ranked firm, MCH/APEC Joint Venture, and was assigned to URS, as Program Manager, for programming.

Staff selected the sixth-ranked firm of KVH Architects, P.A., (KVH), to provide architectural/engineering services for DMP Package #16.

Project Scope

The scope of work includes, but is not limited to, acoustical ceiling and lighting replacement throughout the facility; miscellaneous electrical conduit and feeder repairs and/or replacement; total roofing system replacement, Buildings 01-10, (roof repairs only, at Building 11), with associated roof storm drainage collector system and mechanical/electrical equipment removal and reinstallation; new kitchen hood system; various exit sign and emergency lighting replacement; major interior/exterior painting, with miscellaneous plaster repairs throughout the facility; and re-sealing and re-stripping of paved areas.

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 May 15, 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 KVH as A/E of Record have been successfully concluded as follows:

Terms & Conditions

The negotiated lump sum fee for Basic Services agreed to by KVH is \$310,000. The fee includes all required services and consultants. The fee represents approximately 7.46% of the estimated construction cost of \$4,152,961. A breakdown of the basic services fee is as follows:

Basic services fees shall be paid based on the approved completion at the following phases:

• Phase I – Schematic Design:	\$ 30,000
• Phase III – Construction Documents	
50% completed:	\$ 80,000
100% completed/approved:	\$ 95,000
• Phase IV – Bid/Award:	\$ 15,000
• Phase V – General Administration of Construction Process:	
a) Through Substantial Completion:	\$ 75,000
b) Punch List and Close-out:	\$ 12,000
• Phase VI – Warranty/Post Occupancy:	<u>\$ 3,000</u>
TOTAL BASIC SERVICES FEE:	\$310,000

The following services, to be utilized upon authorization by the Board's designee, were also negotiated:

- Lump sum fee for Scope verification/assessment report: \$ 3,600
- The A/E and designated specialists will provide up to 72 Additional site visits during construction at a fee of \$250/visit

Not-to-exceed \$18,000

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 cost of printing shall be reimbursed by the Board on a direct cost basis, per the terms of the A/E Agreement;
- The provisional multiplier for hourly compensation is limited to 2.45 for any additional work approved by staff;
- The A/E principals' rate is set at \$125/hour for the A/E and Designated Specialists for any additional work approved by staff;
- The A/E shall maintain no less than a \$2 million professional liability insurance policy 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 contract terms and conditions and will commence services upon Board commissioning.

Project Fund

Fund: 0369 Object: 5680 Location: 1161 Program: 1171 Function: 7400

Prior Commissioning & Performance Evaluation

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

- Deferred Maintenance Project(s) Package No. 6, Various Re-roofing projects
A/E Services
Date of Commission: 12-14-05
- Architectural/Engineering Projects Consultant (term contract for four years, projects up to \$1 million in construction value),
A/EPC Services
Date of Commission: 4-14-04

The most recent overall performance evaluation score issued by staff to KVH was for the quarter ending September 30, 2005. Based on a scale of 1-5, the firm received a score of 3.41 for A/E Services.

Principals

The Principal of KVH is Caridad Hidalgo-Gato. The firm is located at 3900 NW 79th Avenue, Suite 465, Miami, Florida 33166.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission KVH Architects, P.A., as Project Architect/Engineers for Deferred Maintenance Project Package #16, General Repairs and Rehabilitation, at Crestview Elementary School, Project No. 00263800, as follows:

- 1) A lump sum basic services fee of \$310,000; and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg