

Office of School Facilities  
Jaime Torrens, Chief Facilities Officer

- SUBJECT:**
- 1) COMMISSIONING OF ARCHITEKNICS, INC., AS ARCHITECT/ENGINEER OF RECORD FOR WINDOW REPLACEMENT AT MIAMI SHORES ELEMENTARY SCHOOL, PROJECT NO. 00643100; AND**
  - 2) AUTHORIZE ARCHITEKNICS, INC. TO ADD CAP ENGINEERING, INC. AS STRUCTURAL ENGINEERING DESIGNATED SPECIALIST**

**COMMITTEE:** FACILITIES AND CONSTRUCTION REFORM

**LINK TO STRATEGIC PLAN:** IMPROVE CONSTRUCTION SERVICES

Introduction

In February 2006, a Request for Qualifications was advertised for one (or more) Architect/Engineer (A/E) firms to provide architectural/engineering services for the Facilities Work Program through FY '09, for New Schools, Additions, and Remodeling & Renovation Projects. Three categories were identified for the solicitation: Category A – projects with construction cost estimates greater than \$15 million; Category B – projects with construction cost estimates between \$5 million and \$15 million; and Category C – projects with an estimated construction cost between \$1 million and \$5 million.

The final ranking for Category C is as follows:

<u>Ranking</u>	<u>Firm</u>
1	ACAI Associates, Inc.
2	Elements, LLC
3	Architeknics, Inc.
4	LIVS Associates, Inc.
5	Landera Associates, Inc.
6	Alleguez Architecture, Inc.
7	GLE Associates, Inc.

Assignment of projects is based on alignment of firm's capabilities, workload, construction values, scheduling of each project and experience with similar projects for the District.

Based on the above criteria, staff assigned Architektnics, Inc., as Architect/Engineer of Record for Window Replacement at Miami Shores Elementary School, Project No. 00643100. Architektnics, Inc. has provided A/E services for three other M-DCPS window replacement projects; specifically Fienberg/Fisher Elem, W. J. Bryan El and Young Men's Preparatory Academy. All of which included structural repairs and historic restoration components.

Negotiations with Architektnics, Inc. have been successfully concluded as follows:

### Project Scope

The project scope includes, but is not limited to, the following:

- Replace windows throughout the facility including any related structural repairs and patching (note: window replacement includes installation of code-required emergency escape windows in various locations). This project will be developed in accordance with historic preservation governing rules and regulations;
- Provide new handrail(s) at Main entrance, Building 01 and at kitchen loading dock;
- Provide condensate lines and dry wells for window A/C units;
- Replace metal doors and jambs in various locations;
- Replace corridor lighting in Building 02;
- Replace cafeteria serving line and metal expansion joints at elevator machine room of Building 01, east hall Building 07;
- Replace metal gates in Building 01;
- Replace sidewalks throughout courtyard, Building 01;
- Provide additional electrical receptacles at all TV stations, Building 01; at ceilings for all existing ceiling-mounted projectors in Building 07 (and install new, owner-provided projector in Room 128), and throughout Building 03;
- Replace sand surfaces at three playground areas with new rubberized surfacing; provide drainage as required and fencing at pre-K area; and
- Provide HVAC at kitchen.

Construction Budget: \$1,700,000 (as programmed by M-DCPS Facilities Operations, Maintenance, September 2009)

A major paint project is scheduled to occur simultaneously with the window replacement project at this facility, and will be coordinated to eliminate any duplication of work, or scope over-lap.

The A/E has agreed to the following document submittal schedule:

Final Scope Definition Report: due no later than November 12, 2009  
(4 week duration)

Phase II/III Construction Documents, due no later than January 29, 2010  
50% complete:  
(8 week duration).

Phase II/III Construction Documents, due no later than March 26, 2010  
100% complete:  
(8 week duration)

Construction of the project will be executed using the Job Order Contract (JOC) delivery method. Construction is anticipated to begin July, 2010; construction duration is scheduled for 14 months.

Terms & Conditions

A. Basic Services Fees:

The A/E has agreed to a lump sum fee for Basic Services of \$126,995, which represents approximately 7.47% of \$1,700,000, the construction budget. This fee includes all required services and consultants. Basic Services fee shall be paid based on the A/E's completion and the Board's acceptance of the following phases:

BASIC SERVICES (BS):		Percentage of BS Fee	Amount
Phase I	Schematic Design	N/A	N/A
Phase II	Design Development	N/A	N/A
Phase II/III	Construction Documents, 50% complete	35%	\$ 44,448
Phase II/III	Construction Documents, 100% complete/approved	30%	\$ 38,099
Phase IV	Bid/Award	5%	\$ 6,350
Phase V	Construction Administration (to Substantial Completion)	25%	\$ 31,749
Phase V	Construction Administration (Punch List and Close Out)	4%	\$ 5,080
Phase VI	Warranty	1%	\$ 1,269
<b>TOTAL BASIC SERVICES FEE:</b>		<b>100%</b>	<b>\$126,995</b>

**B. Supporting Services Fees:**

1. Program Validation and Final Scope Definition Report: Lump Sum \$6,930

2. The following services require prior written authorization by the Board-designee:

a) Site Visits - The A/E and Designated Specialists will provide up to 30 additional site visits during construction, at a flat fee of \$ 250/visit/discipline: Not-to-exceed \$7,500

b) Reimbursable expenses (document reproduction): Not-to-exceed \$3,000

**TOTAL SUPPORTING SERVICES FEES: Not-to-exceed \$17,430**

**C. Other Terms and Conditions:**

- The A/E has requested, and staff recommends, the addition of CAP Engineering, Inc. to provide structural engineering services for this project, due to the fact that the Designated Specialist originally submitted for structural engineering services no longer employs a local structural engineer;
- 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 will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the A/E Agreement;
- The Principals' rates are set at \$135/hour for the Architect, and \$135/hour for the Designated Specialists, for Board-authorized additional services;
- The provisional multiplier for hourly compensation is limited to 2.45 for any additional services approved by the Board;
- The A/E shall maintain no less than a \$1 million professional liability insurance policy with a maximum deductible of \$ 25,000;
- 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 time-sensitive schedule and the terms and conditions of the Agreement, and will commence services upon Board commissioning.

Project Funding

Fund: 0386 Object: 5680 Location: 3341 Program: 1514 Function: 7400

Prior Commissioning & Performance Evaluation

The Board has not commissioned Architektnics, Inc., for any projects within the last three years.

The most recent overall performance evaluation score issued by staff to Architektnics, Inc. was for the quarter ending June 30, 2009. Based on a scale of 1-5, the firm received a score of 3.42 for A/E Services.

Principal

The Principal/Owner designated to be directly responsible to the Board for Architektnics, Inc. is Lourdes Rodriguez. The firm is located at 7450 SW 48 Street, Miami, FL 33155.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida:

- 1) commission Architektnics, Inc. as Architect/Engineer of Record for Window Replacement at Miami Shores Elementary School, Project No. 00643100, as follows:
  - A) a lump sum fee of \$126,995 for A/E basic services;
  - B) the Project Scope and all the Terms and Conditions as set forth in the body of the agenda item; and
- 2) authorize Architektnics, Inc. to add CAP Engineering, Inc. as Structural Engineering Designated Specialist.

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