

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO EXERCISE THE FOURTH-YEAR OPTION OF THE FOUR-YEAR AGREEMENTS WITH M.C. HARRY & ASSOCIATES, INC.; WOLFBERG ALVAREZ & PARTNERS; CORZO CASTELLA CARBALLO THOMPSON SALMAN, P.A.; AND CSA CENTRAL, INC., TO PROVIDE ARCHITECTURAL/ENGINEERING PROJECTS CONSULTANT (A/EPC) SERVICES FOR MISCELLANEOUS PROJECTS UP TO \$1.0 MILLION EACH

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

On March 12, 2008, the Board commissioned the following firms to provide Architectural/Engineering Projects Consultants (A/EPC) services for projects up to \$1 million each:

- M.C. Harry & Associates, Inc. (MCH)
- Wolfberg Alvarez & Partners (WAP)
- Corzo Castella Carballo Thompson Salman, P.A. (C3TS)
- CSA Central, Inc., formerly Brown & Brown Architects (CSA)

Each of the Agreements provides for a four-year term from March 12, 2008 through March 11, 2012, with the second, third and fourth years at the option of the Board.

Fees and Hourly Rate Reductions

All four firms agreed to maintain the reduction in fees (as negotiated for the third-year option), for hourly rates, and hourly rate multipliers. The reduction represents at least 10% of the original contract fees. Attachment "A" lists the reduced fee schedules, hourly rates, and hourly rate multipliers. For ease of reference, staff included the original rates as well as the reduced rates for this contract period.

Performance Evaluations

The most recent performance evaluation scores issued by District staff to the firms were for the quarter ending September 30, 2010. Based on a scale of 1-5 (low to high) the average performance evaluation scores are:

MCH	4.05
WAP	4.14
C3TS	3.79
CSA	3.13

Based on the above information, staff recommends that the Board exercise the fourth-year renewal option with the MCH, WAP, C3TS and CSA.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to exercise the fourth-year option of the four-year Agreements with M.C. Harry & Associates, Inc.; Wolfberg Alvarez & Partners; Corzo Castella Carballo Thompson Salman, P.A.; and CSA Central, Inc., as Architectural/Engineering Projects Consultants (A/EPC) for Miscellaneous Projects up to \$1.0 Million each, as follows:

- 1) maintaining the reduced fees, hourly rates, and hourly rate multipliers in accordance with Attachment "A"; and
- 2) all other terms and conditions of the original Agreements remain unchanged.

NAD:EF:ef

**ATTACHMENT "A"
FOURTH-YEAR OPTION
SCHEDULE OF FEES**

A. BASIC SERVICES		FULL DESIGN SERVICES & CONSTRUCTION ADMIN.	PHASE II / III DESIGN SERVICES & CONSTRUCTION ADMIN.
CONSTRUCTION BUDGET (CB)	FEES	Fee as a % of CB*	Fee as a % of CB*
1. MCH (* If no CA – reduce indicated % fee by 15%)			
\$ 0 to \$ 50,000		HR NTE/Lump Sum	HR NTE/Lump Sum
\$ 50,001 to \$ 250,000	Original	10.00	9.00
	Reduced	9.00	8.10
\$ 250,001 to \$ 500,000	Original	9.25	8.25
	Reduced	8.33	7.43
\$ 500,001 to \$ 750,000	Original	8.95	8.00
	Reduced	7.65	6.98
\$ 750,001 to \$ 999,999	Original	8.50	7.50
	Reduced	7.20	6.30
2. WAP (* If no CA – reduce indicated % fee by 15%)			
\$ 0 to \$ 50,000		HR NTE/Lump Sum	HR NTE/Lump Sum
\$ 50,001 to \$ 250,000	Original	10.00	9.00
	Reduced	9.00	8.10
\$ 250,001 to \$ 500,000	Original	9.25	8.25
	Reduced	8.33	7.43
\$ 500,001 to \$ 750,000	Original	8.95	8.00
	Reduced	7.65	6.98
\$ 750,001 to \$ 999,999	Original	8.50	7.50
	Reduced	7.20	6.30
3. C3TS (* If no CA – reduce indicated % fee by 15%)			
\$ 0 to \$ 50,000		HR NTE/Lump Sum	HR NTE/Lump Sum
\$ 50,001 to \$ 250,000	Original	10.00	9.00
	Reduced	9.00	8.10
\$ 250,001 to \$ 500,000	Original	9.25	8.25
	Reduced	8.33	7.43
\$ 500,001 to \$ 750,000	Original	8.50	7.75
	Reduced	7.65	6.98
\$ 750,001 to \$ 999,999	Original	8.00	7.00
	Reduced	7.20	6.30

A. BASIC SERVICES		FULL DESIGN SERVICES & CONSTRUCTION ADMIN.	PHASE II / III DESIGN SERVICES & CONSTRUCTION ADMIN.
CONSTRUCTION BUDGET (CB)	FEES	Fee as a % of CB*	Fee as a % of CB*
4. CSA (* If no CA – reduce indicated % fee by 15%)			
\$ 0 to \$ 50,000		HR NTE/Lump Sum	HR NTE/Lump Sum
\$ 50,001 to \$ 250,000	Original	10.00	9.00
	Reduced	9.00	8.10
\$ 250,001 to \$ 500,000	Original	9.25	8.25
	Reduced	8.33	7.43
\$ 500,001 to \$ 750,000	Original	8.95	8.00
	Reduced	7.65	6.98
\$ 750,001 to \$ 999,999	Original	8.50	7.50
	Reduced	7.20	6.30

B. SITE VISITS, ADDITIONAL PROJECT MEETINGS AND PRINCIPALS' HOURLY RATES				
ALL A/EPC FIRMS	Fees	Site Visits	Additional Project Meetings	Principals' Hourly Rates
A/EPC AND DESIGNATED SPECIALISTS (*)	Original	\$300 / Visit	\$400 / Meeting (\$350 / Meeting for CSA Designated Specialists)	\$180 / hr
	Reduced	\$225 / Visit	\$225 / Meeting	\$112.50 / hr

(*) Architect, Mechanical Engineer, Electrical Engineer, Structural Engineer, Civil Engineer, & Landscape Architect

C. HOURLY RATE MULTIPLIERS - A/EPC AGREEMENT SECTION 6.4.2)		
Provisional Hourly Rate Multiplier	Original	2.45
	Reduced	2.21
Technical Personnel (not housed in A/E's office(s)) Multiplier	Original	1.70
	Reduced	1.53

D. FEE SCHEDULE FOR SITE ADAPTATION (AND/OR RELOCATION OF PORTABLES) - ALL A/EPC FIRMS

Task Description	Fees	Lump Sum 1-5 Portables	Lump Sum 6-10 Portables
	Project Scope Meeting	Original Reduced	\$ 350 \$ 225
Site Visit / Summary Report	Original Reduced	\$ 300 \$ 270	\$ 360 \$ 324
Specific Purpose Survey - Topographic / Elevation	Original Reduced	\$ 850 \$ 765	\$ 990 \$ 891
Re-survey due to Alternate Location	Original Reduced	\$ 250 \$ 225	\$ 300 \$ 270
Final Finish Floor Elevation Certification	Original Reduced	\$ 250 \$ 180	\$ 250 \$ 225
Geotechnical Engineering Services - Soil Boring Tests (maximum of 3 borings - average depth of 15')	Original Reduced	\$1,000 \$ 765	\$ 1,000 \$ 900
Geotechnical Engineering Services - Engineer Re-evaluation for future use	Original Reduced	\$ 250 \$ 225	\$ 250 \$ 225
Site Plan	Original Reduced	\$ 730 \$ 657	\$ 1,020 \$ 918
Prototypical Foundation Design	Original Reduced	\$ 985 \$887	\$ 985 \$ 887
Miscellaneous Coordination	Original Reduced	\$ 225 \$ 203	\$ 275 \$ 248
Record Drawings (including utility connections)	Original Reduced	\$ 400 \$ 360	\$ 485 \$ 437

E. Record Drawings and Existing Conditions Verification – All A/EPC Firms

CONSTRUCTION BUDGET		FEES	Not-to-Exceed Fee
From	To		
\$ - 0 -	\$ 250,000	Original	\$ 2,500
		Reduced	\$2,250
\$ 250,001	\$ 500,000	Original	\$ 5,000
		Reduced	\$4,500
\$ 500,001	\$ 750,000	Original	\$7,500
		Reduced	\$6,750
\$ 750,001	\$ 999,999	Original	\$10,000
		Reduced	\$9,000