

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

SUBJECT: COMMISSIONING OF WOLFBERG ALVAREZ & PARTNERS, INC., AS ARCHITECT/ENGINEER OF RECORD FOR A CLASSROOM ADDITION AT NORMAN S. EDELCUP/SUNNY ISLES BEACH K-8, LOCATED AT 201 182ND DRIVE, SUNNY ISLES BEACH, FLORIDA 33160, PROJECT NO. 01138400

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Introduction

In February 2012, a solicitation was issued for an Architectural/Engineering (A/E) firm to provide full architectural/engineering design and construction administration services for a classroom addition at Norman S. Edelcup/Sunny Isles Beach K-8. Eleven firms applied and all eleven were evaluated and short-listed. Three firms withdrew from the selection process prior to the interviews (Silva Architects, LLC; Robert E. Chisholm Architects, Inc.; and KVH Architects, P.A.). The remaining eight firms were interviewed and ranked as follows:

<u>Rank</u>	<u>Firm</u>
1	Wolfberg Alvarez & Partners, Inc.
2	Laura M. Perez & Associates, Inc.
3	SBLM Architects, P.C.
4	BEA Architects, Inc.
5	MC Harry & Associates, Inc.
6	Rodriguez Architects, Inc.
7	SR Architects, P.A.
8	CSA Central, Inc.

The A/E Selection Committee was composed of the following individuals:

Committee Members

Sharon Ragoonan, Asst. City Manager,
City of Sunny Isles Beach, Florida
Silvia Gonzalez, Architect
Erick Laventure, Exec. Director
Ailsa Simon, Sr. Project Manager
Sharon Grau-Kramer, Asst. Director

Representing

Office of the Superintendent
Office of School Facilities
Office of School Facilities
Office of School Facilities
A/E Selection & Negotiations

Negotiations with Wolfberg Alvarez & Partners, Inc. (WAP) have been successfully concluded and the firm has agreed to provide full A/E services, as follows:

Project Scope:

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

- a. Demolition
 - Includes, but is not limited to, selective demolition at the dining space, stairwells and site.

- b. New Construction
 - New 2-story addition of approx. 11,700 ft., consisting of 12 intermediate classrooms (264 student stations), each with separate male and female restrooms. The addition is anticipated to be constructed above the existing dining space of Building 01. Also included are extensions to existing stairwells, related support spaces, covered walkways, and all required on-site and off-site improvements. An alternative location for the addition may be considered and developed if economically, programmatically and structurally feasible and acceptable to the Board.

 - The project must be designed, phased and constructed to maximize safety and minimize disruption to the existing occupied facility.

 - The addition shall be designed and constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system.

Construction Budget: \$2,780,000

Schedule:

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

- Final Programming and Final Scope Definition (Validation): May 22 and 30, 2012
- Phase I – Schematic Design: June 21, 2012
- Phase II/III Construction Documents 50% complete: July 31, 2012
- Phase II/III Construction Documents 100% complete: August 30, 2012

The project will be executed using the Construction Management (CM) at-Risk delivery method. Project construction milestone dates are as follows:

- Award a GMP to CM at-Risk firm: December 5, 2012
- Substantial Completion (seven month construction duration): July, 2013
- Occupancy: August, 2013

Terms & Conditions

A. Basic Services Fees:

WAP has agreed to a lump sum fee for Basic Services of \$218,000 which represents approximately 7.84% of the Construction Budget of \$2,780,000. This fee includes all required services, consultants and phasing of construction documents in order to comply with the extremely aggressive project schedule, unless noted otherwise as supporting services. Basic Services fees shall be paid based on completion of the phases listed below:

BASIC SERVICES - PHASE DESCRIPTION	% OF FEE	FEE
Phase I - Schematic Design (complete/accepted by M-DCPS)	10.41%	\$22,694
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	23.01%	\$50,171
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	28.13%	\$61,320
Phase IV - Bid/Award	5.22%	\$11,369
Phase V - (A) Construction Administration	28.12%	\$61,294
Phase V - (B) Punch List/ Closeout	4.10%	\$ 8,950
Phase VI - Warranty/Post Occupancy	1.01%	\$2,202
TOTAL BASIC SERVICES FEE:	100%	\$218,000

B. Supporting Services Fees:

- 1) Final Scope/Program Validation, lump sum fee: \$18,000

Note: The following services require prior written authorization by the Board's designee:

- 2) Additional Site Visits: A maximum of 60 additional site visits at a flat fee of \$225/site visit, Not-to-exceed: \$13,500
- 3) Full-time, senior-level, on-site rep at a daily rate of \$425, with a maximum of 152 days, (based on a 7-month construction award to substantial completion duration) Not-to-exceed: \$64,600
- 4) A maximum of 60 Threshold Inspections at a rate of \$225/inspection, not-to-exceed: \$13,500

Total Supporting Services Fees, Not-to-exceed: \$109,600

C. Other Terms & 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 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 \$112.50/hour for the Architect, and \$112.50/hour for the Designated Specialists, for Board-authorized additional services;
- The provisional multiplier for hourly compensation is limited to 2.21 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 \$50,000;
- In accordance Article XV of the A/E Agreement the Board shall have the option, for a period of ten (10) years, to enter into a reuse agreement with A/E. A re-use fee of \$119,900 (at 55% of the Basic Services fee of \$218,000) was negotiated. Future reuses shall be presented to the Board for approval and commissioning of a new agreement.
- 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: 391000; Object: 563000; Location: 1009200; Program: 28300000; Function: 740000

The Principal/Owner designated to be directly responsible to the Board for WAP is Julio E. Alvarez. The firm is located at 3225 Aviation Avenue, Suite 400, Miami, Florida 33133.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Wolfberg Alvarez & Partners, Inc., as Architect/Engineer of Record for a Classroom Addition at Norman S. Edelcup/Sunny Isles Beach K-8, located at 201 182nd Drive, Sunny Isles Beach, Florida 33160, Project No. 01138400, as follows:

- 1) a lump sum fee of \$218,000 for A/E Basic Services; and
- 2) Supporting services, project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:SGK:sgk