

Office of Superintendent of Schools
Board Meeting of March 17, 1999

March 11, 1999

Facilities Planning and Construction
Paul J. Phillips, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF PERKINS & WILL TO PERFORM ARCHITECTURAL/ENGINEERING SERVICES FOR THE SECOND PHASE OF STATE SCHOOL "HHH" AT ROBERT MORGAN VOCATIONAL SCHOOL SITE
PROJECT # A-0707; A-0707A**

The firm of Perkins & Will was commissioned on December 9, 1998 to perform the first phase (final scope definition program) for State School "HHH". The firm has completed the first phase of this project.

Negotiations with Perkins & Will for the second phase of the project (design and construction) have been completed.

The total negotiated lump sum basic fee is \$1,835,840 for an estimated construction cost of \$28,680,000. This represents 6.40% of the construction costs. The multiplier for hourly compensation was limited to 2.45 for extra work. The lump sum fee also includes the following services: 1) site sequence study, 2) F.I.S.H. update and 3) record drawings update.

The negotiated lump sum basic fee breakdown is as follows:

<u>PROJECT #</u>	<u>BASIC FEE</u>	<u>CONSTRUCTION BUDGET</u>	<u>DESCRIPTION</u>
A-0707	\$1,666,000	\$27,104,000	Basic fee for design, bidding and basic construction administration.
A-0707A	\$ 129,840	\$ 1,576,000	
A-0707	\$ 28,000	--Not Applicable	At the Board's option, the A/E will provide 200 site visits.
A-0707A	\$ 12,000	(N/A)	
	<u>\$1,835,840</u>	<u>\$28,680,000</u>	

Additional lump sum fees were negotiated for the following consulting services: a) \$85,000 for threshold inspection; b) \$20,000 for food services design; c) \$8,250 for acoustical engineering and d) \$9,500 for traffic engineering. At the Board's option, the A/E will provide a full-time on-site A/E representative for a fee of \$148,608 for the duration of the construction process (estimated at 20 months).

The Project Architect will maintain at least a \$1,000,000 project-specific Professional Liability Insurance policy, for which the A/E will be reimbursed up to a maximum of \$46,336.

The Principals/Owners for Perkins & Will are Jose A. Gelabert-Navia and Luis Sousa.

SCHOOL BUDGET SUMMARY

STATE SCHOOL "HHH"

	<u>A-0707</u>	<u>A-0707A</u>
CONSTRUCTION	27,104,000	1,576,000
PROFESSIONAL FEES		
• A/E fees	2,071,678	154,190
• Other professional fees	1,993,922	239,810
FURNITURE, FIXTURES AND EQUIPMENT (FF&E)	6,715,300	300,000
PROJECT CONTINGENCY	<u>1,355,200</u>	<u>157,600</u>
TOTAL	\$39,240,100	\$2,427,600

RECOMMENDED:

That The School Board of Miami-Dade County, Florida commission the firm of Perkins & Will to perform Architectural/Engineering services for the second phase of State School "HHH" at Robert Morgan Vocational School Site with a construction cost of \$28,680,000, for the following considerations:

- 1) lump sum fee of \$1,835,840, which represents 6.40% of the construction cost;
- 2) additional lump sum fees for the following consulting services: a) \$85,000 for threshold inspection; b) \$20,000 for food services design; c) \$8,250 for acoustical engineering and d) \$9,500 for traffic engineering;
- 3) at the Board's option, the A/E will provide a full time on-site A/E representative for a fee of \$148,608 for the duration of the construction process (estimated at 20 months);
- 4) the multiplier for hourly compensation was limited to 2.45 for additional work previously approved by staff; and
- 5) the Project Architect will maintain at least a \$1,000,000 project-specific Professional Liability Insurance policy, for which the A/E will be reimbursed up to a maximum of \$46,336.

IMR:nf