

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

**SUBJECT: COMMISSIONING OF HARPER PARTNERS, INC. TO PERFORM
ARCHITECTURAL/ENGINEERING SERVICES FOR THE ADDITIONS,
REMODELING AND RENOVATIONS PROJECT AT GEORGE T. BAKER
AVIATION
PROJECT #A-0442**

Staff has completed the selection process for Project Architect to perform architectural/engineering services for the additions, remodeling and renovations project at George T. Baker Aviation.

Twenty-five (25) firms applied and seven (7) firms were interviewed by the A/E Service Committee. Of these seven (7) firms, Harper Partners, Inc. was selected.

Negotiations with Harper Partners, Inc. for George T. Baker Aviation have been successfully completed.

The negotiated lump sum basic fee is \$308,000 with an estimated construction cost of \$4,354,487. This fee represents 7.07% of the construction cost. 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) record drawings update, 3) F.I.S.H. update. Additional lump sum fees were negotiated as follows: a) \$20,425 for reproduction of Board requested contract documents; b) \$8,000 for scope/budget verification assessment; c) \$7,000 for an engineering assessment report; d) at the Board's option the firm of Harper Partners, Inc. will provide 92 site visits for a fee of \$21,700 for the duration of the construction process.

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 \$13,500.

The Principals/Owners for Harper Partners, Inc. are David M. Harper and William M. Brown.

*** PRELIMINARY SCOPE OF WORK SUMMARY**

George T. Baker Aviation

Electronic Lab addition

Welding Lab addition

HVAC and electrical improvements

Restroom renovations

Ceiling and lighting replacement

Flooring replacement

Exterior/Interior painting

Parking lot improvements

Safety-to-Life alterations

* The scope of work will be finalized at the completion of the scope verification phase.

GEORGE T. BAKER AVIATION; A-0442

CONSTRUCTION	\$4,354,487
PROFESSIONAL FEES	814,074
FURNITURE, FIXTURES & EQUIPMENT (FF&E)	500,000
PROJECT CONTINGENCY	435,448
TOTAL	6,104,009

RECOMMENDED:

That The School Board of Miami-Dade County, Florida commission the firm of Harper Partners, Inc. to perform architectural/engineering services for the additions, remodeling and renovations project at George T. Baker Aviation, with an estimated construction cost of \$4,354,487 for the following considerations:

- 1) lump sum basic fee of \$308,000, which represents 7.07% of the construction cost;
- 2) additional lump sum fees were negotiated as follows: a) \$20,425 for reproduction of Board requested contract documents; b) \$8,000 for scope/budget verification assessment; c) \$7,000 for an engineering assessment report; d) at the Board's option the firm of Harper Partners, Inc. will provide 92 site visits for a fee of \$21,700 for the duration of the construction process;
- 3) the multiplier for hourly compensation was limited to 2.45 for extra work; and
- 4) 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 \$13,500.

IMR:nf