

Facilities Planning and Construction  
Suzanne A. Marshall, Chief Facilities Officer (Construction)

**SUBJECT: COMMISSIONING OF LOCUS ARCHITECTURE INCORPORATED AS  
SPECIAL PROJECTS CONSULTANT (SPC) FOR ARCHITECTURAL  
SERVICES**

Staff has completed the selection process for Special Projects Consultant (SPC) architectural services discipline.

Fourteen (14) firms applied and the A/E Service Committee for SPC architectural services interviewed the following eight (8) firms:

- Ben Lopez & Associates, Inc.
- Daphne I. Gurri, A.I.A
- Indigo Service Corporation
- Joseph Middlebrooks and Associates
- Locus Architecture Incorporated
- Nyarko Architectural Group, Inc.
- Palenzuela & Hevia Design Group, Inc.
- Rodriguez Peterson & Porras Architecture, Inc.

Of the above, the firm of Locus Architecture Incorporated was selected for this contract. Negotiations with Locus Architecture Incorporated, have been successfully completed. The negotiated agreement includes the following provisions:

1. Basic Services

<u>Estimated Project Construction Cost</u>	<u>Schedule of Fees</u>	
	<u>Without General Administration</u>	<u>With General Administration</u>
<u>FROM</u> \$ ---0---	\$850 *	\$1,200 *
5,001	1,300 *	1,450 *
10,001	13.0 %	15.0 %
25,001	11.5 %	13.5 %
50,001	10.5 %	12.25 %
100,001	9.5 %	11.00 %
200,001	9.0 %	10.00 %

\* Lump sum fee

### Other Compensation

The following is a fee menu for various tasks when siting portables:

<u>Task</u>	<u>Lump Sum</u> <u>Siting 1-5</u> <u>portables</u>	<u>Lump Sum</u> <u>Siting 6-10</u> <u>portables</u>
Project Start-up/Accounting Schedules	\$200	\$300
Site Inspection/Program	\$295	\$350
Field Survey – Initial Locations/Elevations	\$600	\$800
Re-survey due to Movement	\$175	\$200
Re-check for final Elevation	\$175	\$200
Geotechnical - New, with Borings	\$700*	\$700*
Engineering Re-evaluation	\$200	\$200
* fees are based on one (1) to three (3) borings per work order to an average depth of 15 feet		
Prototypical Foundation Design	\$900	\$900
Site Plan/Foundation Design	\$670	\$900
Add Utility Information	\$400	\$620
Miscellaneous Coordination	\$150	\$220
“As-Built” documentation	\$110	\$160

2. The agreement is for miscellaneous architectural projects with an initial estimated construction cost of \$300,000 or less. Projects that exceed this limit after the project has been initiated shall be negotiated on an individual basis.
3. The SPC will maintain at least a \$250,000 Professional Liability Insurance policy, with a deductible of \$15,000 per claim.
4. The term of this agreement is for a period of two (2) years, commencing October 25, 2001, through October 24, 2003, with the second year being

at the Board's option. The second year must be approved and ratified by the Board prior to its commencement.

5. The agreement provides for cancellation by the Board with or without cause, upon sixty (60) days written notice to SPC. The SPC may terminate this agreement, only with cause, upon sixty (60) days written notice to the Board.
6. The provisional multiplier for hourly compensation is limited to 2.45 for extra work.

The Principals/Owners for Locus Architecture Incorporated are Nelson de Leon and Miguel E. Perdomo.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission the firm of Locus Architecture Incorporated to provide Special Projects Consultant (SPC) services, primarily architectural in nature, for the terms and conditions listed above. The agreement is for a two (2) year period beginning October 25, 2001, through October 24, 2003, with the second year being at the Board's option.

IMR:as