

Business Operations
J.E. Surash, P.E., Chief Business Officer

**SUBJECT: COMMISSIONING OF THE BROWN & BROWN ARCHITECTS/BRPH COMPANIES JOINT VENTURE AS DESIGN CRITERIA PROFESSIONAL (DCP) FOR A NEW PROTOTYPE ELEMENTARY (STATE SCHOOL "Y1") LOCATED AT S.W. 160TH AVENUE & S.W. 144TH STREET, MIAMI, FLORIDA, AND NEW PROTOTYPE MIDDLE SCHOOL (STATE SCHOOL "YY1") LOCATED AT S.W. 157TH AVENUE & S.W. 144TH STREET, MIAMI, FLORIDA
PROJECT NO. A01030 & A01019**

COMMITTEE: FACILITIES MANAGEMENT

Staff has completed the selection process for Design Criteria Professional (DCP) firms to prepare design criteria packages for eleven (11) new prototypical schools listed under the 2003-2004 District Facilities Five-Year Work Program.

Out of twenty-eight (28) firms that applied, the A/E Selection Committee interviewed the following twelve (12) firms:

- Harper Partners, Inc.
- KVH Architects, P.A.
- Post Buckley Schuh & Jernigan
- Reynolds, Smith and Hills, Inc.
- Rizo Carreno & Partners
- Santos Raimundez Architects, P.A.
- Silva Architects
- Spillis Candela DMJM
- The Architectural Partnership, Inc.
- The Brown & Brown Architects/BRPH Companies, J.V.
- Wolfberg Alvarez & Partners
- Zyscovich, Inc.

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

REPLACEMENT

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COMMITTEE MEMBERS:

Ed Beraldi
Janet Kelly
John Neblett
Silvia Gonzalez
Alberto Destrade
Dario Rosendo (non-voting)

REPRESENTING:

Appointee of the Superintendent
Facilities Management
Facilities Management
Facilities Management
Department of A/E Selection
Office of Management and Compliance Audits

Of the twelve (12) firms interviewed, the following were the five highest ranked firms:

- Spillis Candela DMJM
- Zyscovich, Inc.
- The Architectural Partnership, Inc.
- The Brown & Brown Architects/BRPH Companies, J.V.
- Post Buckley Schuh & Jernigan

These five firms have been selected by staff to provide DCP services for the eleven (11) new prototypical schools. Of these new schools, staff has assigned a new prototype elementary school (State School "Y1") located at S.W. 160th Avenue & S.W. 144th Street, Miami, Florida, and a nearby new prototype middle school (State School "YY1") located at S.W. 157th Avenue & S.W. 144th Street, Miami, Florida, to the joint venture team of The Brown & Brown Architects/BRPH Companies, J.V. (Brown/BRPH). State School "Y1" is intended to provide relief to Jack D. Gordon Elementary and Dr. Gilbert L. Porter Elementary Schools; whereas, State School "YY1" is intended to provide relief to Hammocks Middle and Herbert A. Ammons Middle Schools.

Negotiations with Brown/BRPH have been successfully completed as follows:

STATE SCHOOL "Y1"

The negotiated lump sum DCP basic services fee for the preparation of a design criteria package and subsequent construction administration for this new prototype elementary school is \$344,500, with an estimated total construction cost of \$9,908,893. The fee represents approximately 3.48% of the total construction cost. A summary of the negotiated basic services fee is as follows:

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|---|-----------|
| • Scope/Program Validation | \$ 6,500 |
| • Phase I | \$ 75,000 |
| • Design Criteria Package | \$ 67,000 |
| • Bidding/Award Services | \$ 15,000 |
| • Review of Design-Builder's Construction Documents | \$ 51,000 |

• Construction Administration Services	<u>\$130,000</u>
TOTAL BASIC SERVICES FEE	\$344,500

Additional fees were also negotiated for the following services:

- At the Board's option, the DCP will provide up to 85 site visits during construction at a fee of \$250/visit.
- A not-to-exceed fee of \$8,000 for a traffic engineering study (Note: Due to the close proximity of these schools, the study will include both sites).
- At the Board's option, a not-to-exceed fee of \$12,000 for a food services consultant.
- At the Board's option, a not-to-exceed fee of \$8,000 for an acoustical consultant.
- At the Board's option, the DCP shall provide a full-time on-site representative during construction, as needed by the Board, at a not-to-exceed rate of \$8,500/month.
- At the Board's option, the DCP shall be paid a not-to-exceed fee of \$350/inspection for threshold inspections.

Other terms and conditions were negotiated as follows:

- The DCP has agreed to a re-use fee of \$5,000.
- The multiplier for hourly compensation is limited to 2.45 for extra work.
- The DCP principals' rate is set at \$100/hour.
- The DCP shall maintain no less than a \$2.0 million professional liability insurance policy with a maximum deductible of \$25,000.
- The Board shall reimburse the DCP for the cost of reproducing Board requested contract documents.

The preliminary scope of work for this project includes the following:

- A new prototype elementary school, based on the Facilities List approved by the Board on October 22, 2003, which will house 1,068 student stations (consisting of approximately 93,397 square feet).
- Site work, concurrency, traffic and off-site utilities improvements.
- Enhanced Hurricane Protection Area (EHPA shelter) improvements, if necessary.

The funding source for this project is as follows:

Fund	0321
Object	5630
Location	9217
Program	1757
Function	7400

STATE SCHOOL "YY1"

The negotiated lump sum DCP basic services fee for the preparation of a design criteria package and subsequent construction administration for this new prototype middle school is \$480,000, with an estimated total construction cost of \$22,611,326. The fee represents approximately 2.12% of the total construction cost. A summary of the negotiated basic services fee is as follows:

• Scope/Program Validation	\$ 9,600
• Phase I	\$ 112,400
• Design Criteria Package	\$ 86,000
• Bidding/Award Services	\$ 22,000
• Review of Design-Builder's Construction Documents	\$ 70,000
• Construction Administration Services	<u>\$180,000</u>
TOTAL BASIC SERVICES FEE	\$480,000

Additional fees were also negotiated for the following services:

- At the Board's option, the DCP will provide up to 120 site visits during construction at a fee of \$250/visit.
- At the Board's option, a not-to-exceed fee of \$12,000 for a food services consultant.
- At the Board's option, a not-to-exceed fee of \$8,000 for an acoustical consultant.
- At the Board's option, the DCP shall provide a full-time on-site representative during construction, as needed by the Board, at a not-to-exceed rate of \$8,500/month.
- At the Board's option, the DCP shall be paid a not-to-exceed fee of \$350/inspection for threshold inspections.

Other terms and conditions were negotiated as follows:

- The DCP has agreed to a re-use fee of \$5,000.
- The multiplier for hourly compensation is limited to 2.45 for extra work.
- The DCP principals' rate is set at \$100/hour.
- The DCP shall maintain no less than a \$2.0 million professional liability insurance policy with a maximum deductible of \$25,000.
- The Board shall reimburse the DCP for the cost of reproducing Board requested contract documents.

The preliminary scope of work for this project includes the following:

- A new three-story prototype middle school, based on the Facilities List approved by the Board on October 22, 2003, which will house 2,120 student stations (consisting of approximately 193,076 square feet).
- Site work, concurrency, traffic and off-site utilities improvements.
- Enhanced Hurricane Protection Area (EHPA shelter) improvements, if necessary.

The funding source for this project is as follows:

Fund	0321
Object	5630
Location	6771
Program	2777
Function	7400

PRIOR COMMISSIONING & PERFORMANCE EVALUATION

The Board has commissioned the firm of Brown & Brown Architects (Brown & Brown) for the following project(s) within the last three years:

- Architectural/Engineering Projects Consultant (A/EPC)
Date of Commission: 4-14-04
- Miami Norland Senior High (Remodeling and Addition of a New Gymnasium)
DCP Services
Date of Commission: 10-22-02
- Five-Year Educational Plant Survey
A/E Services
Date of Commission: 9-12-02

The most recent overall performance evaluation score issued by staff to Brown & Brown was for the quarter ending March 2004. Based on a performance scale of 1-5, the firm received a score of 2.95.

The Board has never commissioned BRPH Companies.

PRINCIPALS

The principals of Brown & Brown are William F. Brown and Maida P. Brown. The firm is located at 7100 S.W. 99 Avenue, Suite 201, Miami, Florida 33173.

The principals of BRPH Companies are Randall E. Thron and Carroll C. Vigil. The firm is located at 1630 South Congress Avenue, Suite 102, West Palm Beach, Florida 33461.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission The Brown & Brown Architects/BRPH Companies Joint Venture as Design Criteria Professional (DCP) for a new prototype elementary (State School "Y1") and a new prototype middle school (State School "YY1") Project No. A01030 and A01019, respectively, under the following terms and conditions:

State School "Y1"

- 1) a lump sum basic services fee of \$344,500, which represents approximately 3.48% of the estimated construction cost of \$9,908,893;
- 2) a not-to-exceed fee of \$8,000 for a traffic engineering study to be utilized for both schools;
- 3) at the Board's option, the DCP will provide the following services: a) a not-to-exceed fee of \$12,000 for a food services consultant; and b) a not-to-exceed fee of \$8,000 for an acoustical consultant;
- 4) at the Board's option, the DCP will also provide the following services during construction: a) up to 85 site visits at a fee of \$250/visit; b) a full-time on-site representative, as needed by the Board, at a not-to-exceed rate of \$8,500/month; and c) threshold inspections at a not-to-exceed fee of \$350/inspection;
- 5) the Board shall reimburse the DCP for the cost of reproducing Board requested contract documents;
- 6) the multiplier for hourly compensation is limited to 2.45 for extra work and the principals' rate is set at \$100/hour;
- 7) an agreed to fee of \$5,000 for future re-use of this prototype design; and
- 8) the DCP shall maintain no less than a \$2.0 million professional liability insurance policy with a maximum deductible of \$25,000.

State School "YY1"

- 1) a lump sum basic services fee of \$480,000, which represents approximately 2.12% of the estimated construction cost of \$22,611,326;
- 2) at the Board's option, the DCP will provide the following services: a) a not-to-exceed fee of \$12,000 for a food services consultant; and b) a not-to-exceed fee of \$8,000 for an acoustical consultant;
- 3) at the Board's option, the DCP will also provide the following services during construction: a) up to 120 site visits at a fee of \$250/visit; b) a full-time on-site representative, as needed by the Board, at a not-to-exceed rate of \$8,500/month; and c) threshold inspections at a not-to-exceed fee of \$350/inspection;
- 4) the Board shall reimburse the DCP for the cost of reproducing Board requested contract documents;
- 5) the multiplier for hourly compensation is limited to 2.45 for extra work and the principals' rate is set at \$100/hour;
- 6) an agreed to fee of \$5,000 for future re-use of this prototype design; and
- 7) the DCP shall maintain no less than a \$2.0 million professional liability insurance policy with a maximum deductible of \$25,000.

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