

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: COMMISSIONING OF BBA JV TOTAL PROJECT MANAGEMENT - COMPREHENSIVE A/E SERVICES, A JOINT VENTURE BETWEEN BRPH COMPANIES, BROWN & BROWN ARCHITECTS, AND LOUIS J. AGUIRRE & ASSOCIATES, P.A.; AS PROJECT ARCHITECT/ENGINEERS FOR DEFERRED MAINTENANCE PROJECT PACKAGE #4 CONSISTING OF REMODELING OF A LEASE SPACE, LOCATED AT 850 IVES DAIRY ROAD, TO PROVIDE INTERIM RELIEF TO HIGHLAND OAKS MIDDLE SCHOOL AND FUTURE RELIEF TO OTHER FACILITIES INCLUDING DR. MICHAEL M. KROP SENIOR HIGH SCHOOL, PROJECT NO. 00170300**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

Introduction

Staff has completed the selection process for one or more Architect/Engineers (A/E) to provide Architectural/Engineering services for the Facilities Five-Year Work Program through FY 07-08 (as may be amended from time to time) for Deferred Maintenance and Americans with Disabilities Act (ADA) Modifications at Various Facilities throughout the School District.

Of forty-five firms that applied, thirteen firms were short-listed. On July 28 and 30, 2004, the A/E Selection Committee interviewed and ranked the following thirteen firms:

<u>Ranking</u>	<u>Firm</u>
1	URS Corporation Southern
2	Reynolds, Smith and Hills, Inc.
3	Laura M. Perez & Associates, Inc.
4	BBA Joint Venture
5	MCH / APEC Joint Venture
6	KVH Architects, P.A.
7	Corzo Castella Carballo Thompson Salman, P.A.
8	A.D.A. Engineering, Inc.
9	Avart, Inc.
10	Architects International, Inc.
11	Architeknic Architects & Planners
12	Rodriguez Peterson & Porras Architects, Inc.

Ranking      Firm  
13              SBLM Architects, P.A.

The following individuals served on the A/E Selection Committee:

<u>Committee Members</u>	<u>Representing</u>
• Annie Betancourt	Appointee of the Superintendent
• Auguste Nicoleau	Facilities Management
• Francis Hoar	Facilities Management
• Carl Nicoleau	Facilities Management
• Lissette Gonzalez	Dept. of A/E Selection, Negotiations & Design Mngt.
• Dennis Caserta (Non-voting)	Div. of Business Development & Assistance
• Veretas Fernandes (Non-voting)	Office of Management & Compliance Audits

The Board has commissioned the first and second-ranked firms for Project Packages # 1 and #2 respectively. A recommendation has been made to the Board to commission the third-ranked firm for Project Package #3 under a separate Board item. Additional commissioning recommendations for other Deferred Maintenance and ADA project packages will be submitted to the Board at a later date.

Staff selected the fourth-ranked firm of BBA JV Total Project Management - Comprehensive A/E Services (BBA), as Project A/E (including all required consultants) for a project titled Deferred Maintenance Project Package #4.

#### Project Scope

Deferred Maintenance Package #4 includes the following project:

Middle School/High School - Remodeling, Project No. 00170300.

Scope of work includes, but is not limited to, remodeling of an approximately 60,000 square feet of lease space (located at the California Club Shopping Mall) to accommodate either 610 Middle School student stations or 674 Senior High School student stations. The work includes selective demolition, complete new interiors including walls, ceiling, doors and windows, built-ins, specialties, lockers, signage, etc., new electrical and mechanical systems including, new power, lighting, P/A, fire alarm, security, communication, TV, heating, ventilation and air conditioning (HVAC), plumbing and fire protection. This project also includes limited on-site improvements such as parents and bus drop-off, sidewalks, pavement markings, signage and landscaping.

- Construction budget of \$ 6,500,000

Construction of this project will be executed via Program Management Services / Conventional Bid or other delivery method if deemed appropriate.

Negotiations with BBA Joint Venture have been successfully concluded as follows:

Terms & Conditions

The negotiated lump sum basic services fee agreed to by BBA Joint Venture for scope/budget/schedule validation, preparation of design and construction documents, and subsequent construction administration is \$419,000. This fee represents 6.75% of the estimated construction cost of \$ 6,500,000.

Basic services fee for design, bidding and CA shall be paid based on the approved completion of the following phases:

• Phase III (50%)	30%	\$125,700
• Phase III (100%)	45%	\$188,550
• Bidding and Award	5%	\$20,950
• CA through substantial completion	15%	\$62,850
• Punchlist and Closeout	4%	\$16,760
• Warranty Services	1%	\$4,190
	<b>Total</b>	<b>\$419,000</b>

Other terms and conditions were negotiated as follows at the Board's designee's option:

- The A/E shall conduct bi-weekly project meetings as part of basic services;
- The A/E will provide up to 60 site visits at a fee of \$250/visit during construction (totaling a not-to-exceed amount of \$15,000);
- The cost of printing shall be reimbursed by the Board on a direct cost basis;
- The cost of required testing to perform initial assessment shall be reimbursed by the Board on a direct cost basis;
- A provisional multiplier for hourly compensation is limited to 2.45 for any additional work approved by staff;
- The A/E principals' rate is set at \$125/hour for the A/E and Designated Specialists for any additional work approved by staff;
- The A/E shall maintain no less than a \$2 million professional liability insurance policy with a maximum deductible of \$50,000;
- 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 contract terms and conditions and will commence services upon Board commissioning and complete the Phase III documents by July 2005.

### Project Fund

The funding source for this project is as follows:

PROJECT No.	Fund	Object	Location	Program	Function
00170300	0350	5630	TBA	1561	7400

### Prior Commissioning & Performance Evaluation

The Board has commissioned the firms of the BBA Joint Venture for the following contracts within the last three years:

#### Brown & Brown Architects / BRPH Companies Joint Venture

- DCP Services, State School "Y-1", Project No. A01030, on May 19, 2004
- DCP Services, State School "YY-1", Project No. A01019, on May 19, 2004

#### Brown & Brown Architects

- DCP Services, Central West Transportation Center, Project A0804, on October 20, 2004
- A/EPC Services, Four-year term Miscellaneous Projects, on April 14, 2004

The Board has not previously commissioned Louis J. Aguirre & Associates, P.A. nor BRPH.

The most recent overall performance evaluation score issued by staff to Brown & Brown Architects was for the quarter ending December 31, 2004. Based on a scale of 1-5, the firm received a score of 3.01 for A/E Services. The firms of Louis J. Aguirre, P.A. and BRPH Companies have not been previously evaluated by staff.

### Principals

The Principal of BBA Joint Venture responsible for this project is William F. Brown, Jr. The firm is located at 7100 S.W. 99 Avenue, Miami, Florida 33173.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission BBA JV Total Project Management - Comprehensive A/E Services, as Project Architect/Engineers for Deferred Maintenance Project Package No. 4 consisting of Remodeling of a Lease Space, located at 850 Ives Dairy Road, to provide interim relief to Highland Oaks Middle School and future relief to other facilities including Dr. Michael M. Krop Senior, Project No. 00170300; under the following terms and conditions:

- 1) a lump sum basic services fee of \$419,000; and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:LG:rg