

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF BROWN & BROWN ARCHITECTS, AS ARCHITECT/ENGINEER FOR STRUCTURAL REPAIRS AT MIAMI SENIOR HIGH SCHOOL PROJECT NO. A01087

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 several capital remodeling and renovation projects in the Facilities Work Program FY 03-04 (as may be amended).

Of thirty-five firms that applied, thirteen firms were short-listed. On September 20 and 21, 2004, the A/E Selection Committee interviewed and ranked the following thirteen firms:

- Zyscovich Inc.
- M. C. Harry Associates
- Rodriguez and Quiroga Architects Chartered
- Architeknic, Inc.
- Brown + Brown Architects
- The Architectural Partnership, Inc.
- Laura M. Perez & Associates
- Borrelli & Associates
- Gili-McGraw Architects
- Architects International, Inc.
- Rodriguez Peterson & Porras, Architects
- Johnson Associates
- KVH Architects, PA

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

Committee Members

Representing

- | | |
|---------------------|-----------------------------------------------------|
| • Fernando Albuerne | Appointee of the Superintendent |
| • Alex Peraza | Facilities Management |
| • Humberto Cabanas | Facilities Management |
| • Rolando Necuze | Facilities Management |
| • Sharon Grau | Dept. of A/E Selection, Negotiations & Design Mgmt. |

Committee Members

- Dennis Caserta (Non-voting)
- Veretas Fernandes (Non-voting)

Representing

Div. Of Business Development & Assistance
Office of Management & Compliance Audits

Negotiations with the four highest-ranked firms were completed for other Facilities Work Program FY 03-04 projects, as described in the legal advertisement.

The firm of Brown + Brown Architects (BBA) was selected by staff to provide complete A/E services for the Structural Repairs project at Miami Senior High School, Project No. A01087.

Project Scope

The project includes, but is not limited to, field verification of repairs completed under previous projects; all required structural repairs at Buildings 1, 2 and 3.

Negotiations with BBA, for full Architectural/Engineering services have been successfully concluded as follows:

Terms & Conditions

The negotiated lump sum fee for basic services agreed to by BBA for preparation of design and construction documents, and subsequent construction administration is \$150,000. This fee represents approximately 5.3% of \$2,868,750, the current estimated construction cost.

A summary of the negotiated basic services fee is as follows:

Phase II/III Construction Documents (50% submittal)	\$ 45,000
Phase II/III Construction Documents (100% submittal completed/approved)	\$ 67,500
Bidding/Award Services	\$ 7,500
Construction Administration	\$ 22,500
Punch List/Close-Out	\$ 6,000
Warranty	<u>\$ 1,500</u>
TOTAL BASIC SERVICES FEES:	\$150,000

Other Terms and Conditions

- The negotiated not-to-exceed lump sum fee for Board-designee's authorized Site

- Visits is \$39,000 (or a maximum of 156 Site Visits at \$250/Visit);
- The Principals' rates are set at \$125/hour for the Architect, and \$125/hour for the Engineers, for Board designee's authorized additional services;
 - The multiplier for hourly compensation is limited to 2.45 for any additional work approved by the Board designee;
 - The A/E shall maintain no less than a \$2 million professional liability insurance policy with a maximum deductible of \$50,000;
 - The Site Visits rate for any additional site visits authorized by the Board's designee is \$250/visit;
 - The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the A/E Agreement; and
 - The Agreement provides for termination of the A/E by the Board, with or without cause, upon thirty days written notice to the A/E. The A/E may terminate the Agreement, only with cause, upon thirty days written notice to the Board.
 - The A/E has accepted the terms and conditions of the Agreement.

Project Fund

Fund: 0367 Object: 5680 Location: 7461 Program: 2672 Function: 7400

Prior Commissioning & Performance Evaluation

The Board has commissioned BBA for the following projects within the last three years:

- Five-Year Educational Plant Survey
A/E Services
Date of Commission: 9-12-02
- Miami Norland Senior – Addition Project
DCP Services
Date of Commission: 10-23-02
- Barbara Hawkins and Lake Stevens EI – Re-roofing projects
A/E Services
Date of Commission: 11-20-02
- Miscellaneous Projects
A/EPC – Four year Term Contract
Date of Commission: 4-14-04

- State School "Y-1" – Relief for Jack D. Gordon and Dr. Gilbert L. Porter Elementary Schools
DCP Services (Joint Venture)
Date of Commission: 5-19-04
- State School "YY-1" – Relief for Richmond Heights, Redland, Hammocks and Arvida Middle Schools
DCP Services (Joint Venture)
Date of Commission: 5-19-04
- Central West Transportation Center
DCP Services
Date of Commission: 10-20-04

The most recent overall performance evaluation score issued by staff to Brown + Brown Architects was for the quarter ending March 31, 2005. Based on a performance scale of 1-5, the firm received a score of 3.01.

Principals

The Principals of Brown + Brown Architects are Maida P. Brown and William F. Brown. The firm is located at 7100 Southwest 99th Avenue, Miami, Florida 33173.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Brown & Brown Architects as Architect/Engineer for structural repairs at Miami Senior High School, Project No. A01087, as follows:

- 1) a lump sum fee of \$150,000 for Basic Services, and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg