

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF BROWN & BROWN ARCHITECTS, AS  
ARCHITECT/ENGINEERS FOR REMODELING AND RENOVATIONS  
AT ROBERT MORGAN EDUCATIONAL CENTER  
PROJECT NO. A01083**

**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
- Architektnics, 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 all of the other firms are now completed for the Facilities Work Program FY 03-04 projects, as described in the legal advertisement.

Brown & Brown Architects (BBA) was selected by staff as project A/E for Remodeling and Renovations at Robert Morgan Educational Center, Project No. A01083.

### Project Scope

The scope of work includes, but is not limited to, the following (on the South campus, unless otherwise noted):

- Major exterior/interior painting (Buildings 01 -13);
- Integrated PA system – renovations to consolidate existing systems;
- Renovation of existing covered walkway connecting North and South campuses (approx. 720 s.f.);
- Renovation of S.W. 122<sup>nd</sup> Avenue entrance, Culinary Arts Kitchen, Child Care Center (approx. 2640 s.f.), and Cosmetology Labs (approx. 9200 s.f.);
- Renovation of North and South entrances to meet code requirements for egress;
- Replacement of electric traction elevator;
- Replacement of Fire Alarm System;
- New Automated Fire Suppression System; and
- New pre-K, K and 1<sup>st</sup> grade playfield equipment.

The A/E shall submit 100% completed Phase III construction documents no later than August 15, 2006. Construction of the project will be executed using the Construction Management (CM) at-Risk delivery method. The selected CM at-Risk firm will be required to submit a Guaranteed Maximum Price (GMP) for this project. If accepted, the negotiated GMP will be submitted to the Board for approval.

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 scope validation, preparation of design and construction documents, and subsequent construction administration is \$300,000. This fee includes all required services and consultants and represents approximately 7.55% of the current estimated construction cost, \$3,973,744, as programmed by BBA, September 6, 2005.

A. Basic services fees shall be paid based on the completion of the following phases:

• Phase I – Schematic Design	\$ 60,000
• Phase II/III Construction Documents: (50% submittal completed):	\$ 67,500
(100% submittal completed/approved):	\$ 67,500
• Phase IV - Bidding/Award Services:	\$ 15,000
• Phase V - Construction Administration: Through Substantial Completion:	\$ 75,000
Punch List/Close-Out:	\$ 12,000
• Phase VI - Warranty/Post Occupancy:	\$ <u>3,000</u>
<b>TOTAL BASIC SERVICES FEES:</b>	<b>\$300,000</b>

B. The following services, to be utilized upon authorization by the Board's designee, were also negotiated:

- The A/E and designated specialists will provide up to 60 additional site visits during construction at a flat fee of \$250/visit: Not-to-exceed \$15,000

**TOTAL OTHER SERVICES FEES: Not-to-exceed \$15,000**

#### Other Terms and Conditions

- A/E-requested testing shall be arranged and paid for by the Board; specialized testing, pre-approved by the Board, but not available through the Board, shall be reimbursed by the Board on a direct cost basis;
- The cost of printing shall be reimbursed by the Board on a direct cost basis;
- The 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.

### Project Fund

Fund: 0367 Object: 5680 Location: 7371 Program: 2612 Function: 7400

### Prior Commissioning & Performance Evaluation

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

- Structural Repairs at Miami Senior High School, Project No. A01087  
A/E Services  
Date of Commissioning: 7-13-05
- New Central West Transportation Center to replace and be built at the same site of the existing facility, Project No. A0804  
DCP Services  
Date of Commissioning: 10-20-04
- New Elementary School, State School Y-1, Project No. A01030  
DCP Services (Joint Venture with BRPH)  
Date of Commissioning: 5-19-04
- New Middle School, State School YY-1, Project No. A01019  
DCP Services (Joint Venture with BRPH)  
Date of Commissioning: 5-19-04
- Architectural/Engineering Projects Consultants (AEPC) for projects up to \$1 million per project, Four-year Term Contract  
A/E Services  
Date of Commissioning: 4-14-04

The most recent overall performance evaluation score issued by staff to BBA was for the quarter ending September 30, 2005. Based on a performance scale of 1-5, the firm received a score of 3.02.

### Principals

The Principals/Owners to be directly responsible to the Board for Brown & Brown Architects are William F. Brown, Jr. and Maida P. Brown. The firm is located at 7100 S.W. 99 Avenue, Suite 102, Miami, Florida 33173.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission Brown & Brown Architects as Architect/Engineers for Remodeling and Renovations at Robert Morgan Educational Center, Project No. A01083, as follows:

- 1) a lump sum fee of \$300,000 for Basic Services; and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg