

Office of School Facilities
Rose Diamond, Chief Facilities Officer

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 ARCHITECT/ENGINEER OF RECORD FOR RENOVATIONS AND REMODELING AT MIAMI SPRINGS SENIOR HIGH SCHOOL PROJECT NO. A01085

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

Contingent upon the Board's termination of the original Architect/Engineer (A/E) of Record, Borrelli + Partners, Inc., staff recommends assigning BBA JV Total Project Management – Comprehensive A/E Services, a Joint Venture Agreement between BRPH Companies, Brown & Brown Architects, and Louis J. Aguirre, P. A. (BBA), as the Architect/Engineer of Record, for the balance of the Renovations and Remodeling at Miami Springs Senior High School, Project No. A01085.

Project Scope

The scope of work includes, but is not limited to, the following:

- Auditorium – Replacement of PA and sound reinforcement system, upgrade electrical panel and transformer, acoustical upgrades. Replace auditorium seats and carpet. Resolve flooding in auditorium. Replace auditorium stage lighting, and stage drapery. Refinish auditorium stage floor;
- Gymnasium Floor – Replacement of telescoping bleachers. Replace gymnasium hardwood strip flooring system. Replace sound reinforcement system, scoreboards and wall padding. Miscellaneous floor tile and ceiling and lighting in P.E. areas;
- Building 1 – Replacement of deteriorating toilet fixtures and related plumbing, ceramic tile and wall repair work and accessory installation in compliance with ADA accessibility requirements;
- Kitchen Staff Toilet – Provide hot water supply and exhaust system;
- ADA accessibility upgrades throughout the facility;
- Replacement of fire alarm and intercom P/A systems; and

- Partial replacement of perimeter fencing.

Estimated Construction Cost: \$ 3,315,587

(based on the Program Verification Report prepared by Borrelli + Partners, Inc. dated July 20, 2005)

Construction of the project will be executed using the Construction Management (CM) at-Risk delivery method. The A/E shall submit 100% completed Phase III construction documents no later than December 2006. 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 as A/E of Record have been successfully concluded as follows:

Terms & Conditions

The total negotiated lump sum fee for Basic Services and Scope Validation agreed to by BBA is \$ 245,000. The fee includes all required services and consultants (except acoustical and stage lighting Engineer) and represents approximately 7.39% of \$ 3,315,587, the estimated construction cost (as programmed by Borrelli + Partners, Inc. dated July 20, 2005). However, the A/E is responsible for including deductive alternates in the construction documents, as required to keep the project within the current authorized construction budge of \$ 2,904,208.

A breakdown of the scope validation and basic services fee is as follows:

A. Scope Validation (lump sum fee):	\$ 5,000
B. Basic services fees shall be paid based on the completion of the following phases:	
• Phase III – Construction Documents	
a) 50% completed:	\$ 73,500
b) 100% completed/approved:	\$ 73,500
• Phase IV – Bid/Award:	\$ 7,350
• Phase V – General Administration of Construction Process:	
a) Through Substantial Completion:	\$ 66,150
b) Punch List and Close-out:	\$ 17,150
• Phase VI – Warranty/Post Occupancy:	\$ <u>2,350</u>
TOTAL BASIC SERVICES AND SCOPE VALIDATION FEE:	\$ 245,000

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

Acoustical Engineering Study	Not to Exceed	\$ 15,000
Stage Lighting Engineering Study	Not to Exceed	\$ 15,000
The A/E and designated specialists will provide up to 80 additional site visits during construction at a flat fee of \$ 300/visit	Not to Exceed	\$ 24,000
TOTAL OTHER SERVICES	Not to Exceed	\$ 54,000

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 the Board;
- The A/E shall maintain no less than a \$ 2 million professional liability practice-type insurance policy with a maximum deductible not to exceed \$ 50,000 per claim;
- 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: 7511	Program: 2675	Function: 7400
Fund: 0394	Object: 5680	Location: 7511	Program: 1508	Function: 7400
Fund: 0367	Object: 5680	Location: 7511	Program: 1508	Function: 7400

Prior Commissioning & Performance Evaluation

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

- 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
A/E Services
Date of Commissioning: 4-13-03

Staff has yet to issue an evaluation to BBA for the above project.

Principals

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

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission BBA JV Total Project Management – Comprehensive A/E Services, a Joint Venture Agreement between BRPH Companies, Brown & Brown Architects, and Louis J. Aguirre, P. A. (BBA), as Architect/Engineer of Record for Renovations and Remodeling at Miami Springs Senior High School, Project No. A01085 as follows:

- 1) A lump sum basic services fee of \$ 245,000 and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:JFC:jfc