

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF C.S.A. SOUTHEAST, INC., TO PROVIDE
BUILDING CODE CONSULTANT REVIEW AND INSPECTION
SERVICES**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

On October 14, 2005, a solicitation was issued for one (or more) firms having full architectural and engineering services available within the organization to perform Building Code Consultant (BCC) review and inspection services. BCC services provided to the School Board will consist of, but are not limited to, the following:

- Florida Building Code reviews and inspections
- State Requirements for Educational Facilities (SREF) reviews and inspections
- Florida Fire Prevention Code reviews and inspections
- Reviews and inspections shall include determination of conformance with various Board, State and other code requirements

Staff has completed the selection process for BCC. Eight firms applied and were interviewed and ranked by the A/E Service Committee as follows:

1. Bermello Ajamil & Partners, Inc.
2. Ronald E. Frazier & Associates, P. A.
3. U. S. Laboratories, Inc.
4. C.S.A. Southeast, Inc.
5. ACAI Associates, Inc.
6. GLE Associates, Inc.
7. MEP Structural Engineering & Inspections, Inc.
8. The Russell Partnership, Inc.

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

Committee Member

Gilbert C. Coulton

Victor Alonso

George Balsa

Molly Adams

Dennis Caserta

Juan F. Contijoch (Non-voting)

Veretas Fernandes (Non-voting)

Representing

Educational Facilities Compliance

Appointee of the Superintendent

Appointee of the Superintendent

Educational Facilities Compliance

Business Development & Assistance

A/E Selection, Negotiations & Design Management

Management & Compliance Audits

Staff selected the four highest ranked firms to enter negotiations.

Negotiations with C.S.A. Southeast, Inc. (CSA) have been successfully concluded as follows:

Terms and Conditions:

1. The negotiated fees are indicated below in Exhibit "A, BCC Fee Schedule" and the negotiated schedule intervals in Exhibit "B, BCC Fee Schedule - Intervals".

Exhibit "A"

ADDITIONS, REMODELING & RENOVATIONS						
CONTRACT CATEGORIES (CONSTRUCTION COST)		% OF CONSTRUCTION COST		LUMP SUM SERVICES		
FROM	TO	Inspections	Review	Fire Safety Occupancy Inspection	Enhanced Structural Review	Mobilization
\$1,000	\$200,000	6.36	4.66	942	775	576
\$200,001	\$500,000	4.65	3.21	942	775	576
\$500,001	\$750,000	2.24	1.63	942	775	720
\$750,001	\$1,000,000	1.88	1.38	942	775	720
\$1,000,001	\$2,000,000	1.51	1.12	1,274	997	1,052
\$2,000,001	\$3,000,000	1.14	0.82	1,274	997	1,412
\$3,000,001	\$4,500,000	1.08	0.69	1,274	1,385	1,578
\$4,500,001	\$6,000,000	0.75	0.52	1,274	1,385	1,950
\$6,000,001	\$10,000,000	0.65	0.45	1,440	1,551	2,160
\$10,000,001	\$24,000,000	0.54	0.37	1,551	1,551	2,700

Exhibit "A" Continued

NEW FACILITIES (NEW CONSTRUCTION)						
CONTRACT CATEGORIES (CONSTRUCTION COST)		% OF CONSTRUCTION COST		LUMP SUM SERVICES		
FROM	TO	Inspections	Review	Fire Safety Occupancy Inspection	Enhanced Structural Review	Mobilization
\$1,000,000	\$2,000,000	1.29	0.78	1,883	997	831
\$2,000,001	\$3,000,000	0.94	0.64	1,883	1,108	831
\$3,000,001	\$4,500,000	0.71	0.50	1,883	1,385	1,329
\$4,500,001	\$6,000,000	0.67	0.45	1,883	1,495	1,329
\$6,000,001	\$10,000,000	0.61	0.37	1,883	1,551	2,658
\$10,000,001	\$24,000,000	0.38	0.26	2,769	1,606	3,046
\$24,000,000	OVER	0.24	0.17	3,102	1,662	4,431

Exhibit "B"

Category	BASIC SERVICES		Occupancy Inspections	Enhanced Structural	Mobilization
	Inspections	Review			
Phase I Review/ Joint Scope Meeting		30%			
Phase II Review		Eliminate this phase			
Phase III Review		70%		100%	
Bid Award by the Board		Eliminate this phase			
Construction (Monthly Payments)	90%/N				100%/N
Occupancy Inspection			100%		
Provisos completed (inc. Inspection)	5%				
Final Completion Form	5%				
Post Occupancy		Eliminate this phase			
TOTAL PAYMENT	100%	100%	100%	100%	100%

Notes:

For Design/Build projects 10% of the Review Fee will be paid upon review of the Design Criteria Package. The remaining 10% will be paid upon Phase I review.

N = number of construction months

- The Agreement shall be for a period of up to four years commencing August 2, 2006 through July 31, 2010, and may include Board-authorized extensions.
- The Agreement provides for termination by the Board upon written notice to the other party at least ninety days in advance.
- The BCC shall maintain no less than a \$1 million Professional Liability Insurance policy with a maximum deductible of \$25,000.

Prior Commissioning & Performance Evaluation

The Board has not commissioned CSA for any projects within the last three years.

No performance evaluation score is available for CSA at this time.

Principals

The Principal/Owner designated to be directly responsible to the Board for C.S.A. Southeast, Inc. is Carlos Penin, PE. The firm is located at 15050 N.W. 79 Court Suite 201, Miami, FL 33016.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission C.S.A Southeast, Inc. to provide Building Code Consultant review and inspection services and the Terms and Conditions as set forth in the body of the agenda item.

NAD:JFC:jfc