

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: COMMISSIONING OF BROWN & BROWN, ARCHITECTS/CSA GROUP AS SUCCESSOR ARCHITECT/ENGINEER OF RECORD FOR STRUCTURAL REPAIRS AND ADA UPGRADES AT NATHANIEL "TRAZ" POWELL STADIUM PROJECT NO. 00412200

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Project History

The Architectural Partnership (TAP) was commissioned as an Architectural/Engineering Projects Consultant (A/EPC) and assigned ADA related repairs and minor structural work at the subject facility. The project scope has since been augmented to include additional needed structural repairs as well as a new fire alarm for the entire facility and painting.

A request to terminate TAP, with cause, is being submitted to the Board under Item F-33, as part of the January 13, 2010 Agenda, and as such, a new A/E professional now needs to be commissioned. The plans and specifications prepared by TAP were turned over to the proposed successor A/E for information and reference.

District staff is recommending that Brown & Brown, Architects/CSA Group (BBA/CSA) be commissioned as the Successor A/E, under the Board approved Category B firms for A/E services (projects under \$15M), as this firm has extensive experience with structural repair and ADA upgrade projects with M-DCPS. Based on an estimated construction budget of \$1,747,500, negotiations with BBA/CSA have been successfully concluded as follows:

Project Scope:

ADA Upgrades:

- 1) Provide new ADA accessible toilet buildings for male and female rest rooms located under East and West Grandstands (Building 2 & 3).
- 2) Provide ADA accessible counters at each concession stand under East and West Grandstands.
- 3) Provide ADA accessible counter at each ticket booth under East and West Grandstands.
- 4) Provide new ADA accessible toilets and Custodial Closet (as an addition) to existing locker rooms at Field House (Building 1).

- 5) Provide new ADA accessible ramps and seating at East and West Grandstands.
- 6) Provide ADA accessible counters to existing Ticket Buildings (Buildings 4 & 5).

Structural/Miscellaneous Repairs:

- 1) Provide structural repairs, pressure clean and seal East and West Grandstands.
- 2) Replace all existing exterior doors (Buildings 1-5).
- 3) Provide new Fire Alarm system for entire facility (Buildings 1-5 including Press Box).
- 4) Paint all previously painted surfaces on entire facility.
- 5) Provide new forced ventilation system at Field House (Building 1).

Deductive Alternate:

- 1) Delete renovation of existing Toilet Buildings under East and West Grandstands (Buildings 2 & 3) and delete renovation of existing Field House (Building 1).

Document Schedule:

The A/E has agreed to the following document submittal and preliminary project schedule:

Document Submittal:

As-built Verification / Scope Validation:	by February 1, 2010
Phase II/III Construction Documents – 50% Complete:	by March 1, 2010
Phase II/III Construction Documents – 100% Complete:	by April 1, 2010

Preliminary Project Schedule:

Award:	by June 16, 2010
Construction duration:	not to exceed 6 months (phased)
Substantial Completion:	by December 2010

Construction of the project will be executed using the Hard Bid delivery method with an award to the lowest responsible/responsive bidder, and the project must comply with requirements of the Davis-Bacon Act.

Terms & Conditions:

A. Basic Services Fee:

BBA/CSA has agreed to a lump sum fee for Basic Services of \$108,000, which represents approximately 6.18% of \$1,747,500, the construction budget. This fee includes all required services and consultants. Basic Services fees shall be paid based on completion of the following phases:

BASIC SERVICES	% OF TOTAL FEE	\$ AMOUNT
Phase II/III - Construction Documents, 50% Complete / accepted by M-DCPS:	30%	\$32,400
- Construction Documents, 100% Complete / BCC approved documents:	33%	\$32,400
Phase IV - Bid / Award:	5%	\$5,400
Phase V - Construction Administration:		
a) through Substantial completion	30%	\$32,400
b) Punch List / Close-out	4%	\$4,320
Phase VI - Warranty Inspection and Report:	1%	\$1,080
TOTAL BASIC SERVICES FEE:	100%	\$108,000

B. Supporting Services Fees:

1. Fee for Scope Validation and As-built Verification (Lump Sum Fee): \$9,000

 2. The following services require prior written authorization by the Board-designee:
Site visits - The A/E and Designated Specialists may provide up to 68 additional site visits during construction at a flat fee of \$225/visit: Not-to-exceed \$15,300
- TOTAL SUPPORTING SERVICES FEES:** **Not-to-exceed \$24,300**

C. 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 will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the A/E Agreement;
- The Principals' rates are set at \$112.50/hour for the Architect, and \$112.50/hour for the Designated Specialists, for Board-authorized additional services;

- The provisional multiplier for hourly compensation is limited to 2.45 for any additional services approved by the Board;
- The A/E shall maintain no less than a \$1 million professional liability insurance policy with a maximum deductible of \$25,000;
- 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 terms and conditions of the Agreement, and will commence services upon Board commissioning.

Project Funding

Fund: 0386 Object: 5680 Location: 9798 Program: 1508/1120 Function: 7400

Prior Commissioning & Performance Evaluation

The Board has commissioned BBA/CSA for the following project(s) and/or term contracts within the last three years:

- Architectural/Engineering Projects Consultant for Projects less than \$1M each, for a four-year term

A/EPC Services

Date Commissioned: 3-12-08 (2-11-09, 1st Option Year)

The most recent overall performance evaluation score issued by staff to BBA/CSA was for the quarter ending June 30, 2009. Based on a scale of 1-5 (low to high), the firm received an average score of 3.08 for A/E services.

Principal

The Principal/Owner designated to be directly responsible to the Board for BBA/CSA is Bill Brown. The firm is located at 6100 Blue Lagoon, Suite 300, Miami, Florida 33126.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Brown & Brown, Architects/CSA Group as Successor Architect/Engineer of Record for Structural Repairs and ADA Upgrades at Nathaniel "Traz" Powell Stadium, Project No. 00412200, as follows:

- 1) a lump sum fee of \$108,000 for A/E Basic Services; and
- 2) the Project Scope and all the Terms and Conditions as set forth in the body of the agenda item.

NAD:EF:ef