

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

SUBJECT: REQUEST FOR AUTHORIZATION TO EXTEND AND AMEND THE AGREEMENTS WITH BERMELLO AJAMIL & PARTNERS, INC.; CAP GOVERNMENT, INC.; AND RONALD E. FRAZIER & ASSOCIATES, P.A., TO PROVIDE BUILDING CODE CONSULTANT SERVICES

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Background

On August 2, 2006, the Board commissioned four firms, Bermello Ajamil & Partners, Inc. (BAP); CAP Government, Inc. (CAP), formerly CSA Southeast, Inc.; Ronald E. Frazier & Associates, P.A. (REF); and U.S. Laboratories, Inc., to provide Building Code Consultant Services for a four-year term commencing August 2, 2006, and ending July 31, 2010, with extension(s) at the option of the Board.

Extension and Reduction of Fees

To effectively support on-going and future design and construction projects, staff is recommending that the Agreements with BAP, CAP and REF be extended for an additional one (1) year, until July 31, 2011.

An extension of the Agreement with U.S. Laboratories, Inc., will not be reconsidered at this time pending clarification of their location, Principal/Owner designated to be directly responsible to the Board, and capability to fully comply with the requirements of the Agreement.

In keeping with the goal of reducing costs to the District, staff re-negotiated a 10% reduction of all fees (across the board) for this extension, and all firms agreed to the reduction per the revised Schedule of Fees below. For ease of reference, the Schedule of Fees includes both the original and reduced fees for the extension period for BAP, CAP and REF.

**BUILDING CODE CONSULTANT SERVICES
REVISED SCHEDULE OF FEES**

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	
		Original	Reduced	Original	Reduced	Original	Reduced	Original	Reduced	Original	Reduced
\$1,000	\$200,000	6.36	5.72	4.66	4.19	942	848	775	698	576	518
\$200,001	\$500,000	4.65	4.19	3.21	2.89	942	848	775	698	576	518
\$500,001	\$750,000	2.24	2.02	1.63	1.47	942	848	775	698	720	648
\$750,001	\$1,000,000	1.88	1.69	1.38	1.24	942	848	775	698	720	648
\$1,000,001	\$2,000,000	1.51	1.36	1.12	1.01	1,274	1147	997	897	1,052	947
\$2,000,001	\$3,000,000	1.14	1.03	0.82	0.74	1,274	1147	997	897	1,412	1271
\$3,000,001	\$4,500,000	1.08	0.97	0.69	0.62	1,274	1147	1,385	1247	1,578	1420
\$4,500,001	\$6,000,000	0.75	0.68	0.52	0.47	1,274	1147	1,385	1247	1,950	1755
\$6,000,001	\$10,000,000	0.65	0.59	0.45	0.41	1,440	1296	1,551	1396	2,160	1944
\$10,000,001	\$24,000,000	0.54	0.49	0.37	0.33	1,551	1396	1,551	1396	2,700	2430

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	
		Original	Reduced	Original	Reduced	Original	Reduced	Original	Reduced	Original	Reduced
\$1,000,000	\$2,000,000	1.29	1.16	0.78	0.70	1,883	1,695	997	897	831	748
\$2,000,001	\$3,000,000	0.94	0.85	0.64	0.58	1,883	1,695	1,108	997	831	748
\$3,000,001	\$4,500,000	0.71	0.64	0.50	0.45	1,883	1,695	1,385	1,247	1,329	1,196
\$4,500,001	\$6,000,000	0.67	0.60	0.45	0.41	1,883	1,695	1,495	1,346	1,329	1,196
\$6,000,001	\$10,000,000	0.61	0.55	0.37	0.33	1,883	1,695	1,551	1,396	2,658	2,392
\$10,000,001	\$24,000,000	0.38	0.34	0.26	0.23	2,769	2,492	1,606	1,445	3,046	2,741
\$24,000,001	OVER	0.24	0.22	0.17	0.15	3,102	2,792	1,662	1,496	4,431	3,988

Reduced fees will become effective upon the Board's authorization to extend the Agreement. The fee payment interval schedule and all other terms and conditions of the original Agreements remain unchanged.

Additional Information

The number and total value of work orders issued to the firms as of June 14, 2010, for the last three (3) years, under the Agreements are; 29 Work Orders totaling \$767,264 for BAP, 10 Work Orders totaling \$351,372 for CAP and 20 Work Orders totaling \$1,909,718 for REF.

Performance evaluations of the recommended firms have been satisfactory in accordance with quarterly reports, as submitted to the Building Official.

Based on the information above, staff recommends that the Board extend the Agreements with BAP, CAP and REF for Building Code Consultant services for a period of one (1) year.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent to extend and amend the Agreements with Bermello Ajamil & Partners, Inc.; CAP Government, Inc.; and Ronald E. Frazier & Associates, P.A., to provide Building Code Consultant services, as follows:

- 1) for an additional one (1) year period, until July 31, 2011;
- 2) with a 10% reduction in fees as indicated in the above revised Fee Schedules; and
- 3) all other terms and conditions of the original Agreements remain unchanged.

NAD:EF:ef