

Business Operations
J.E. Surash, P.E., Chief Business Officer

SUBJECT: COMMISSIONING OF THE ARCHITECTURAL PARTNERSHIP, INC., AS DESIGN CRITERIA PROFESSIONAL (DCP) FOR A NEW PROTOTYPE MIDDLE SCHOOL (STATE SCHOOL "NN-1") PROJECT NO. A0726

COMMITTEE: FACILITIES MANAGEMENT

The Architectural Partnership, Inc. (TAP) has been selected as Design Criteria Professional (DCP) to prepare design criteria packages for prototypical school facilities.

The Planning Group has assigned the preparation of a design criteria package for a new prototypical middle school (State School "NN-1") to TAP. The site of this future middle school is located on the east side of N.W. 75 Place, between N.W. 181 Street and theoretical N.W. 185 Street, in unincorporated Miami-Dade County. The new school is intended to relieve primarily Lawton Chiles Middle School.

Negotiations with TAP have been successfully completed as follows:

STATE SCHOOL "NN-1"

The negotiated lump sum DCP basic services fee for the preparation of a design criteria package and subsequent construction administration for this new prototype middle school is \$420,000, with an estimated total construction cost of \$15,794,872. The fee represents approximately 2.65% of the total construction cost. A summary of the negotiated basic services fee is as follows:

• Scope/Program Validation	\$ 12,000
• Phase I	\$ 95,000
• Design Criteria Package	\$ 60,000
• Bidding/Award Services	\$ 25,000
• Review of Design-Builder's Construction Documents	\$ 55,000
• Construction Administration Services	<u>\$173,000</u>
TOTAL BASIC SERVICES FEE	\$420,000

Additional fees were also negotiated for the following services:

- At the Board's option, the DCP will provide up to 124 site visits during construction at a fee of \$250/visit.
- A not-to-exceed fee of \$20,000 for a traffic engineering study.
- A not-to-exceed fee of \$10,000 for a food services consultant.
- A fee of \$15,000 for layout and coordination of all furniture, fixture and equipment.
- At the Board's option, the DCP shall provide a full-time on-site representative during construction, as needed by the Board, at a not-to-exceed rate of \$8,500/month.
- At the Board's option, the DCP shall be paid a not-to-exceed fee of \$85,000 for threshold inspections.

Other terms and conditions were negotiated as follows:

- The DCP has agreed to a re-use fee of \$5,000.
- The multiplier for hourly compensation is limited to 2.45 for extra work.
- The DCP principals' rate is set at \$110/hour.
- The DCP shall maintain no less than a \$1.0 million professional liability insurance policy with a maximum deductible of \$25,000.
- The Board shall reimburse the DCP for the cost of reproducing Board requested contract documents.

The preliminary scope of work for this project includes the following:

- A new three-story prototype middle school facility, based on the Facilities List approved by the Board on October 23, 2003, which will house 1,506 student stations (consisting of approximately 138,659 square feet).
- Concurrency, traffic and off-site utilities improvements.
- Enhanced Hurricane Protection Area (EHPA shelter) improvements.

The funding source for this project is as follows:

Fund	0302
Object	5630
Location	6611
Program	2753
Function	7400

PRIOR COMMISSIONING & PERFORMANCE EVALUATION

The Board has commissioned TAP for the following project(s) within the last five years:

- State School "MMM" (A New High School at Miami Coral Park Senior High School)
Date of Commission: 06-22-01
Total Estimated Construction Cost: \$20,237,484

The most recent overall performance evaluation score issued by staff to TAP was for the quarter ending July 2003. Based on a performance scale of 1-5, the firm received a score of 3.19.

PRINCIPALS

The principals of TAP are Jorge R. Cibran and J. David Perez. The firm is located at 5710 S.W. 41 Street, South Miami, Florida 33155.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission The Architectural Partnership, Inc., as Design Criteria Professional (DCP) for a new prototype middle school (State School "NN-1") Project No. A0726, with an estimated total construction cost of \$15,794,872, under the following terms and conditions:

- 1) a lump sum basic services fee of \$420,000, which represents approximately 2.65% of the total construction cost;
- 2) the following not-to-exceed fees were also negotiated: a) \$20,000 for a traffic engineering consultant; and b) \$10,000 for a food services consultant;
- 3) an additional lump sum fee of \$15,000 for layout and coordination of all furniture, fixture and equipment;
- 4) at the Board's option, the DCP will provide the following services during construction: a) up to 124 site visits at a fee of \$250/visit; b) a full-time on-site representative, as needed by the Board, at a not-to-exceed rate of \$8,500/month; and c) threshold inspections at a not-to-exceed fee of \$85,000;
- 5) the Board shall reimburse the DCP for the cost of reproducing Board requested contract documents;
- 6) the multiplier for hourly compensation is limited to 2.45 for extra work and the principals' rate is set at \$110/hour;
- 7) a fee of \$5,000 for future re-use of this prototype design; and
- 8) the DCP shall maintain no less than a \$1.0 million professional liability insurance policy with a maximum deductible of \$25,000.

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