

Merrett R. Stierheim, Superintendent

**SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO NEGOTIATE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE DISTRICT AND MIAMI-DADE COUNTY FOR ARCHITECTURAL PLAN REVIEW, PERMITTING, AND BUILDING CODE COMPLIANCE INSPECTION SERVICES FROM THE MIAMI-DADE COUNTY BUILDING DEPARTMENT UNDER A PILOT PROGRAM FOR SCHOOL CONSTRUCTION AND MAJOR MAINTENANCE IN THE UNINCORPORATED AREAS OF MIAMI-DADE COUNTY AND TO PRESENT THAT AGREEMENT FOR FINAL APPROVAL BY THE BOARD**

**COMMITTEE: FACILITIES MANAGEMENT**

After an in-depth review, it is recommended that the Board authorize the negotiation and preparation of an agreement with Miami-Dade County and its Building Department for the provision of school construction plan review, permitting, and building code compliance inspection services for specified school construction and/or major maintenance within the unincorporated areas of Miami-Dade County. Concurrently, the Board will continue its contractual relationship for similar services with the architectural firms of Ronald E. Frazier & Associates, PA, and Bermello, Ajamil & Partners, Inc., who are presently commissioned.

It is our belief that this pilot program will be measurable, cost effective, efficient, and will fully protect the Board in the critical areas of school construction and major maintenance. Our analysis indicates that the proposed intergovernmental relationship offers the following advantages:

1. A fee comparison analysis was performed for a high school, middle school, and an elementary school using the existing contractual fee schedules of the two architectural firms presently commissioned and the established fee schedule criteria of the County Building Department. The plans for those three schools were submitted to Mr. Charles Danger, Director of Miami-Dade County's Building Department, to calculate the permit/inspection fees that the District would be charged for their services. The attached schedule demonstrates those comparisons, which in the aggregate reflect that the fees the District would pay to the County are less than half the average fees we would have paid to either of the architectural firms under their existing fee schedules for similar services. The aggregate average cost for the services of contracted architectural firms is 108 percent higher than the fee we would pay the County. Obviously, there are potentially significant financial advantages to the public and the District under this pilot program. The purpose of the pilot program is to test and verify those preliminary observations.

2. We will be dealing with a large, well established and professionally managed regulatory agency with virtually all of the in-house capabilities, including architectural, structural, mechanical, electrical, environmental, and life safety (fire) services.
3. The Miami-Dade County Building Department has, over the last few years, experienced tremendous improvement, both operationally and technologically, in its processes and procedures. Today, building permit applicants to the County are guaranteed that the review process will take place within a specified number of working days (depending on project complexity). In addition, if the Department fails to perform within that period and the architectural plans did not have to be sent back for code or design corrections, then the applicant, including the School Board, will receive discounted permit fees. The Department also offers accelerated plan review for higher fees.
4. Real time data on inspection and plan reviews will be available through the Building Department's homepage. This information will be accessible by anyone, including the public as well as school staff, 24 hours a day, 7 days a week.
5. All review agencies will be involved in the inspection process from the beginning. This allows the Department of Environmental Resources Management (DERM) and Fire Marshall reviews to be conducted sequentially.
6. The Building Department currently responds to requests for inspections within 24 hours. In addition, inspections requested prior to 4:00 PM will be performed the next working day. These requests may be made telephonically or by way of the Internet.
7. County inspectors will be available 24 hours a day, 7 days a week.
8. The Building Department will validate the contractor's license and insurance status throughout the project.
9. The assessed permit fees are directly related to the cost of providing the services rendered. The Building Department may not make a profit, and we can audit the County's fee schedule to verify that in fact there is no profit involved.
10. Finally, and of great significance, is the fact that the agreement will provide that County building inspectors, in addition to inspecting for Florida Building Code Standards, will also, in a structured way, (i.e., in writing) advise both the District's Project Manager and the District's Chief Building Official of any poor quality or questionable quality construction that they observe on the site. In other words, we will have an additional set of eyes and ears to insure quality construction of school facilities.

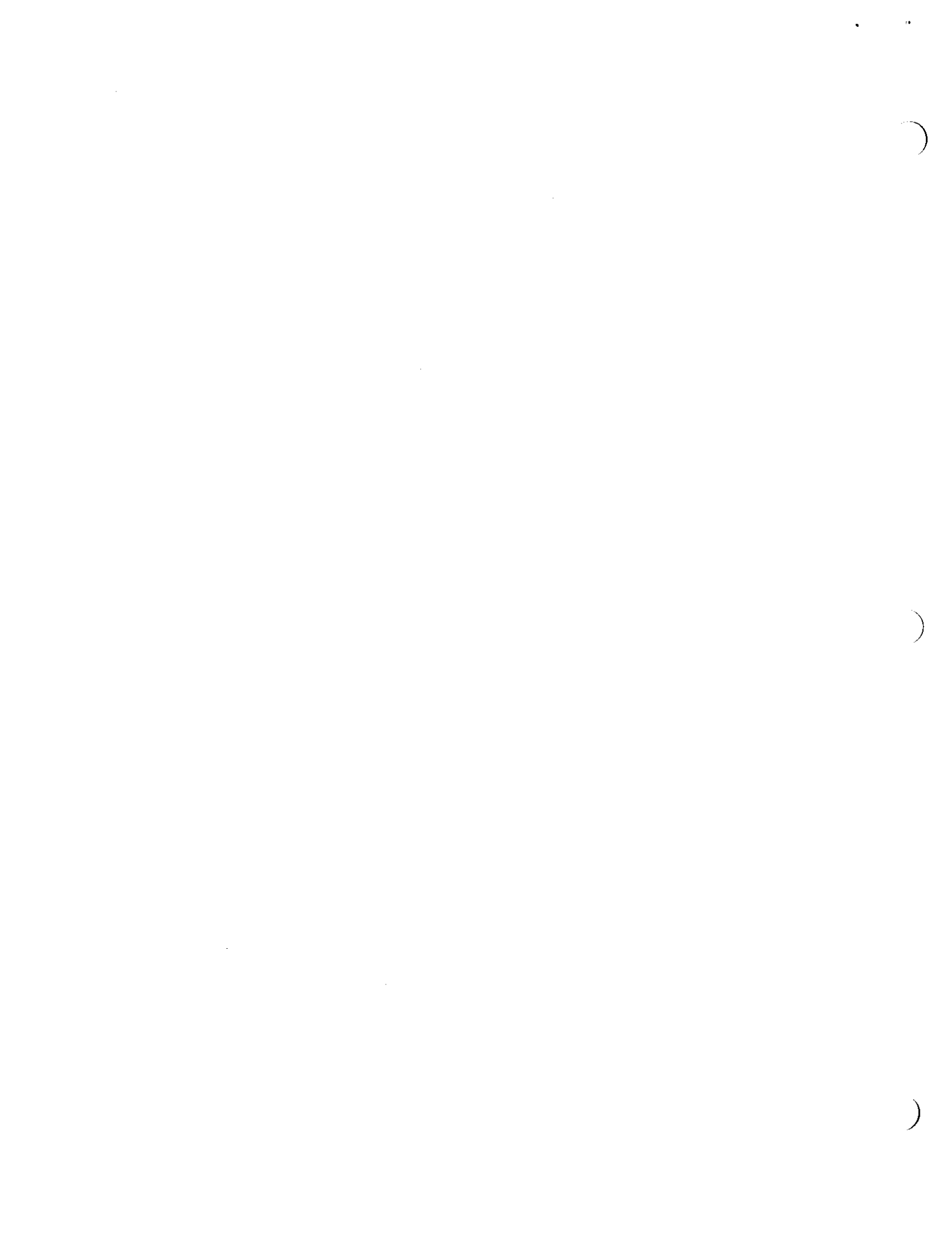
I have every confidence in the success of this pilot program. In the event of any kind of "log jam" in the County Building Department's permitting or inspection processes, we will have the

backup support of the two architectural firms presently under contract. The intergovernmental agreement that will be presented to the Board will include a schedule of the division of work between the two architectural firms and the County with a recommendation that the County's services will be limited to the unincorporated areas within which the department has jurisdiction.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida:

Authorize the Superintendent to negotiate an intergovernmental agreement between the District and Miami-Dade County for architectural, plan review, permitting, and building code compliance inspection services from the Miami-Dade County Building Department under a pilot program for school construction and major maintenance in the unincorporated areas of Miami-Dade County and to present that agreement for final approval by the Board.



BCC FEE COMPARISON

EDUCATIONAL FACILITIES COMPLIANCE

FRAZIER 2003 BA & P 2003 METRO DADE

S.S. HHH								
\$32,912,907 Construction cost								
UBCI INSPECTION	\$85,573	0.26%		\$78,990	0.24%			
EFCO REVIEW	\$55,951	0.17%		\$55,951	0.17%			
EFCO PLUS	\$3,150	fee		\$2,800	fee		\$65,931.09	
MOBILIZATION	\$4,325	fee		\$4,000	fee		\$4,624.50	
	\$148,999			\$141,741			\$70,555.59	
<b>S.S. LL</b>								
\$13,500,000 Construction cost								
UBCI INSPECTION	\$54,000	0.40%		\$51,300	0.38%			
EFCO REVIEW	\$37,800	0.28%		\$35,100	0.26%			
EFCO PLUS	\$2,575	fee		\$2,500	fee		\$53,141.37	
MOBILIZATION	\$3,290	fee		\$2,750	fee		\$3,240.48	
	\$97,665			\$91,650			\$56,381.85	
<b>S.S. D-1</b>								
\$8,502,660 Construction cost								
UBCI INSPECTION	\$58,668	0.69%		\$51,666	0.61%			
EFCO REVIEW	\$31,459	0.37%		\$35,711	0.42%			
EFCO PLUS	\$2,325	fee		\$1,700	fee		\$30,751	
MOBILIZATION	\$2,480	fee		\$2,400	fee		\$3,324	
	\$94,932			\$91,677			\$34,075	

SCHEDULE A

ATTACHMENT

DMS - KMR

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