

## AWARDING OF DESIGN-BUILD CONTRACTS

THE SCHOOL BOARD MAY AWARD DESIGN-BUILD CONTRACTS AS ONE OPTION IN ITS EFFORT TO CONSTRUCT QUALITY SCHOOLS IN A TIMELY MANNER. THE RULES LISTED BELOW MUST BE FOLLOWED IN THE AWARDING OF SUCH CONTRACTS.

**Authority: F.S. 230.12(1)(2) & 287.055**

### **RULES:**

1. The Superintendent shall develop and the Board shall approve a design criteria package for design-build and construction of the Board project.
2. The Board shall solicit competitive proposals through request for proposals (RFP's) pursuant to the design criteria package referenced in number 1 above, from qualified design-build firms. Design and construction professionals providing design-build services to the boards shall include design professionals and contractors certified, licensed, or registered to do business in Florida in conformance with Chapter 471 FS for engineers, Chapter 481 FS for architects, and Chapter 489 for contractors.
3. The Superintendent shall recommend and the Board shall approve the criteria, procedures and standards for the evaluation of the RFP based upon such facts as price, building design, construction schedule, M/WBE participation, availability, past work of the firm and qualifications of the team members. The selection criteria shall include:
  - a. **Qualifications:** Ability and professional qualifications of team to complete work timely and cost efficiently, and minority/women business enterprise participation.
  - b. **Availability:** Location of firm relative to project site, and current and projected workload relative to project schedule.
  - c. **Past Work:** Similar work, dollar value of past work, State Requirements for Educational Facilities (SREF) knowledge, Florida Building Code (FBC) knowledge, dollar volume of past work relative to equitable distribution of work and awarding to most highly qualified firm, reference checks and past performance, and ability to provide bonding and insurance.
  - d. **Project Scheduling:** Evaluation of proposed scheduling and phasing.
  - e. **Response to Design Criteria Package:** Evaluation of the proposers' understanding of the program, project requirements, and incorporation into the technical and design aspects of the project.
  - f. **Price:** Evaluation of a guaranteed maximum price for the project.
4. The Consultants Review Committee (CRC) shall short-list not less than three design-build firms as the most qualified.
5. The Superintendent shall recommend to the Board not less than three design-build firms as the most qualified.
6. The Board shall interview the three finalists and shall award the contract to one or more said firms. The Superintendent shall assign staff to supervise and evaluate the detailed working drawings of the project and the evaluation of the compliance of the project construction with the Board approved design criteria package.
7. If the Board intends to reuse a design-build plan, it shall state this in writing at the time it approves the design-build plan package.
8. In the case of public emergencies, the Board may declare an emergency and authorize negotiations with the best qualified design-build firm available at the time.

9. Registered or non-registered lobbying of CRC members and School Board Members with respect to a pending project/award is prohibited during the time period between the date the RFQ is advertised through the date the contract is awarded by The School Board of Broward County, Florida, and any contact other than that initiated by a School Board Member (written, telephone, email, etc.) relating to a pending project/award, between CRC members and representatives of applicants, and/or, School Board Members and representatives of applicants outside of scheduled meetings with respect to matters of the CRC, and, The School Board of Broward County, Florida, is grounds for disqualification.
10. In the event that fewer than three (3) submittals are received those finalists as determined by the CRC may be considered for selection.

**Authority: F.S. 230.12(1)(2) & 287.055**

**RULES ADOPTED: 1/17/95, 8/14/01**