

## MINUTES

### CAPITAL PLANNING COMMITTEE DISTRICT BOARD OF TRUSTEES GULF COAST STATE COLLEGE November 15, 2024

8:30 AM

William C. Cramer Seminar Room

**Members Present:** Bill Cramer, Jr. (Presiding), Frank A. Hall, Tricia Berry, Joe K. Tannehill, Jr.

**Others Present:** Glen McDonald, Holly Melzer, John Mercer, Taylor Gilmore, Jason Parker, Herman Daniels, Keri Matheus, Kathleen Higgins, Greg Stiles

1. **Call to Order** Mr. Cramer called the meeting to order at 8:30

2. **Architect Presentations** : Thirty-minute presentations were made by the following shortlisted firms to the members of the committee. Each presentation was followed by thirty-minute question and answer period to allow for clarification of any items noted by the committee members. The presentations occurred in the following order:

- Caldwell Architects
- DAG Architects
- Goodwyn Mills Cawood


Following the presentation ending at 12:00 pm, the committee took an hour to discuss, evaluate and individually rank the firms believed to be the best fit for the Nursing Simulation Center. The results of the discussion, evaluations and rankings in order of preference were:

- Caldwell Architects
- DAG Architects
- Goodwyn Mills Cawood

At 1:00 pm, the committee began negotiations with Miller Caldwell, Principal-in-Charge representing Caldwell Architects, and the College and Caldwell Architects were able to agree on a fee of \$1,274,766, or 6.86%, calculated utilizing the Florida Department of Management Services Architect and Engineer Fee Curve for a complexity B for project construction cost, with a Stated Funding Limitation of \$22,980,000.

3. **Adjournment** This meeting was adjourned at 1:27 pm

  
Secretary

  
Chair, District Board of Trustees



**DISTRICT BOARD OF TRUSTEES  
CAPITAL PLANNING AND FACILITIES COMMITTEE  
GULF COAST STATE COLLEGE  
MINUTES  
November 15, 2024**

**8:30AM**

**William C. Cramer Seminar Room**

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**Others Present:** Glen McDonald, Holly Melzer, John Mercer, Taylor Gilmore, Jason Parker, Herman Daniels, Keri Matheus, Kathleen Higgins, Greg Stiles

**Architect**

**Presentations:**

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[Home](#) / [Business Operations](#) / [Real Estate Development and Management](#) / [Bureau of Building Construction](#) / [Forms and Documents](#) / [Architect-Engineer Fee Guidelines](#) / Fee Guide Calculator For AE Services

## Fee Guide Calculator For AE Services

*Instructions: Fill in probable construction cost at left and the calculations will automatically appear in the corresponding cells.*

Project Name

CONSTRUCTION COST FOR  
 BUILDING (Sitework Not  
 Included)

COMPLEXITY GROUP - PERCENTAGE

	A	B	C	D	E	F
\$ 18,580,000	7.29%	6.86%	7.63%	6.43%	6.01%	5.59%
CALCULATED FEE	\$1,354,983	\$1,274,766	\$1,417,552	\$1,193,886	\$1,116,341	\$1,038,12,

### GROUP DEFINITIONS

**"A" - CONSIDERABLY MORE THAN AVERAGE COMPLEXITY:** *Complex Laboratories, Medical Hospitals*

**"B" - MORE THAN AVERAGE COMPLEXITY:** *Average Laboratories, Mental Hospitals, Simple Medical Hospitals, Clinics, Court Houses, Theatres, Complex University Buildings, Special Purpose Classrooms, Laboratory Classrooms,*

*Libraries, Auditoriums, Museums, Air Terminals, Food Service Facilities, Specialized Detention Areas, Detention-Treatment Areas, Residences, Emergency Management Centers*

**"C" - REPAIRS AND RENOVATIONS:** *Miscellaneous Repairs and Renovations, Alterations to Office Space or Dormitory Space, Fire Code Corrective Work*

**"D" - AVERAGE COMPLEXITY:** *General Office Space, General Teaching Space, Gymnasiums, General Detention Living Facilities, Factory Buildings*

**"E" - LESS THAN AVERAGE COMPLEXITY:** *Apartment Buildings, Dormitory Buildings, Service Garages, Stadiums, Repetitive Design Facilities, Office Buildings With Undefined Interior Space (open for later partitioning), Specialized Parking Structures*

**"F"- CONSIDERABLY LESS THAN AVERAGE COMPLEXITY:** *Warehouses, Parking Garages, Storage Facilities*

**"G" -BUILDING ENGINEERING SERVICES:** *Mechanical, Electrical and Structural not exceeding \$1,000,000 in construction (Not including Site Civil)*

## **ADDITIONAL SERVICES & EXPENSES:**

**The following services are considered Additional to Basic Services and are not included within the basic fee represented by the fee guides:**