

Office of Superintendent of Schools  
Board Meeting of March 17, 1999

March 11, 1999

Facilities Planning and Construction  
Paul J. Phillips, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF SPILLIS CANDELA & PARTNERS, INC.,  
AS DESIGN CRITERIA PROFESSIONAL (DCP) FOR STATE  
SCHOOL "GGG" AT HIALEAH SENIOR HIGH SCHOOL SITE  
PROJECT # A-0741; A-0741A**

Staff has completed the selection process for three (3) Design Criteria Professionals (DCP) to prepare design criteria packages for prototype elementary, middle and senior high schools.

Eighteen (18) firms applied and eleven (11) firms were interviewed by the A/E Service Committee. Of these eleven (11) firms, the firms of Spillis Candela & Partners, Inc., Reynolds, Smith and Hill, Inc. and Mateu Carreno Rizo & Partners, Inc. were selected.

Negotiations with Spillis Candela & Partners, Inc., have been successfully completed.

The negotiated lump sum basic fee is \$518,000 for an estimated construction cost of \$19,279,360. This fee represents 2.69% of the construction cost. Additional lump sum fees were negotiated for the following consulting services: a) \$72,800 for threshold inspection; b) \$12,500 for traffic engineering and c) \$30,000 Furniture Fixture and Equipment (FF&E).

The summary of the negotiated lump sum basic fee is as follows:

Phase I (schematic design)	\$106,000
Design criteria package	\$ 80,000
Bidding/award services	\$ 30,000
Design-Builder's design and construction documents review	\$ 45,000
Construction administration services	<u>\$257,000</u>
TOTAL FEE	\$518,000

**REPLACEMENT  
J-1**

At the Board's option, the DCP will provide the following items: a) 136 site visits for a fee of \$32,000 for the duration of the construction process; and b) a full-time on-site DCP representative for a fee of \$145,000 for the duration of the construction process (estimated at 18 months).

The multiplier for hourly compensation was limited to 2.45 for extra work. The Project Architect will maintain at least a \$1,000,000 blanket Professional Liability insurance policy.

The Principals/Owners for Spillis Candela & Partners, Inc., are Peter Spillis, Hilario Candela, Craig Kenyon, and Ron Hunt.

Additionally, staff has prepared for Board's approval, a Facilities List for this project based on the January 14, 1998, Board approved Facilities List.

RECOMMENDED: That The School Board of Miami-Dade County, Florida commission the firm of Spillis Candela & Partners, Inc., to prepare and administer the design criteria package for State School "GGG" at Hialeah Senior High School Site for the following considerations:

- 1) lump sum fee of \$518,000 which represents 2.69% of the construction cost;
- 2) additional lump sum fees for the following consulting services: a) \$72,800 for threshold inspection; b) \$12,500 for traffic engineering and c) \$30,000 for Furniture Fixture and Equipment (FF&E);
- 3) at the Board's option, the DCP will provide the following items: a) 136 site visits for a fee of \$32,000; and b) a full-time on-site DCP representative for a fee of \$145,000 for the duration of the construction process (estimated at 18 months);
- 4) the multiplier for hourly compensation was limited to 2.45 for extra work;
- 5) the Project Architect will maintain at least a \$1,000,00 blanket Professional Liability insurance policy; and
- 6) approve and adopt the proposed Facilities List, hereby attached, prepared for this project (State School "GGG").

IMR:nf

Attachment

SCHOOL BOARD APPROVAL DATE \_\_\_\_\_

**FACILITIES LIST FOR MIAMI-DADE DISTRICT**

State School "GGG"  
Grades 9-12

Utilization 95%

Student Stations: 1,592  
Design Capacity: 1,512

FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu. Sta. Unit	Stu. Sta. Total
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**English**

035	13	Classroom	750	9,750	30	390
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**Mathematics**

035	10	Classroom	750	7,500	30	300
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**Social Studies**

035	10	Classroom	750	7,500	30	300
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**NOTE:** One English, one Math, and one Social Studies Classroom shall be provided with a movable partition so that the three 750 square feet classrooms may also be used as six 375 square feet classrooms.

**Science**

042	6	Science Demonstration Classroom	1,050	6,300	30	180
809	1	*Medium Material Storage		720		
				<u>7,020</u>		

**Skills Development Lab**

041	2	Language Arts Lab	900	1,800	30	60
810	2	Large Material Storage	175	350		
367	1	*Control Booth		100		
				<u>2,250</u>		

**NOTE:** The two Language Arts Skills Development Labs shall be adjacent to each other with a movable partition between them. When the partition is open the combined space of 1,800 net square feet will be utilized as a Theater Lab.

FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu. Sta. Unit	Stu. Sta. Total
<b>Art</b>						
047	2	2-D Lab	1,380	2,760	30	60
809:812	2	*Medium Mat. Stor./Small Project Storage	220	440		
				3,200		
047	2	3-D Lab	1,380	2,760	30	60
809 812	2	*Medium Mat. Stor./Small Project Storage	220	440		
805	2	*Kiln	60	120		
				3,320		
	2	Outside Patio (3-D Lab)	(500)	(1,000)		
047	1	Photography Lab		920		20
036	1	Resource Room (Darkroom)		450		
809	1	*Medium Material Storage		120		
				1,490		
<b>Music</b>						
076	1	**Band Classroom		1,900		50
806	1	Reference		70		
809	1	*Medium Material Storage		120		
830	1	Ensemble		200		
831	2	*Practice	70	140		
832	1	*Instrument Storage		400		
834	1	Uniform Storage		75		
				2,905		
075	1	Vocal Music Classroom		1,350		30
806	1	Reference		70		
809	1	*Medium Material Storage		120		
830	1	Ensemble		200		
831	2	*Practice	70	140		
833	1	Robe Storage		75		
				1,955		
080	1	Piano Lab		1,050		30
809	1	*Medium Material Storage		120		
				1,170		

FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu. Sta. Unit	Stu. Sta. Total
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**Physical Education (67.05)**

090/091	2	Dressing Rooms	832	1,664		
092/093	2	Lockers	76	150		
094/095	8	Showers	76	602		
815/816	8	Restrooms	76	602		
096/097	4	Drying	76	301		
098	2	Storage	304	608		
099/100	2	Teacher Shower	20	40		
114	2	Laundry/Towel Distribution	76	150		
116	2	Training Room (with whirlpool)	200	400		
119	2	*Gymnastics/Dance	1,050	2,100		
119	1	*Gymnastics/Dance		1,050		
				<u>7,668</u>		

**NOTE:** Combine two Gymnastics/Dance rooms into one space of 2,100 square feet for better utilization of space.

**VOCATIONAL**

**Family and Consumer Sciences**

**(Child Care Services)**

232	1	Small Laboratory		1,020		20
811	1	*Outside Storage		50		
812	1	Small Project Storage		95		
814	1	**Student Restroom (toddler)		45		
842	1	Kitchen		120		
843	1	*Laundry		50		
845	1	Observation		75		
864	1	Isolation Room		40		
				<u>1,495</u>		

**Health Science Education**

**(Health Science)**

253	1	Medium Laboratory		1,300		20
852	1	Technology Resource Center		450		
809	1	*Medium Material Storage		120		
807	1	Equipment Storage		300		
				<u>2,170</u>		

FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu. Sta. Unit	Stu. Sta. Total
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**Technology Education**

(Communications)

242	1	Medium Laboratory		1608		24
852	1	Technology Resource Center		450		
810	1	Large Material Storage		175		
854	1	Vocational Darkroom		200		
850	1	Small Tool Storage		100		
807	1	Equipment Storage		300		
				<u>2,833</u>		

(Drafting and Design)

242	1	Medium Laboratory		1,608		24
852	1	Technology Resource Center		450		
810	1	Large Material Storage		175		
812	1	Small Project Storage		100		
				<u>2,333</u>		

(Engineering)

243	1	Large Laboratory		2,112		24
852	1	Technology Resource Center		450		
810	1	Large Material Storage		175		
849	1	Large Project Storage		175		
				<u>2,912</u>		

Media Center (253.3)

	A	READING ROOM - Will include:		8,864		
380		Reading Room/Stacks	7,598			
384		Periodical Storage	253			
390		Group Projects and Instruction	1,013			
383	B	AUDIOVISUAL STORAGE		1,266		
387	C	MEDIA PRODUCTION LAB		760		

FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu. Sta. Unit	Stu. Sta. Total
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**Media Center (Cont.)**

385	D	*CLOSED CIRCUIT TELEVISION Will include:		1,520		
		Production Studio	500			
		Production Control Room	200			
		Prop Storage Room	300			
		Distribution Center	210			
		Editing Room No. 1	90			
		Editing Room No. 2	90			
		Workshop	130			
	E	TECHNICAL PROCESSING - Will include:		910		
381		Technical Processing	760			
301		Director's Office	150			
				<u>13,320</u>		
036/808	1	Res. Rm./*Small Mat. Sto. (Prod. Planning)		500		

NOTE: Provide a male and female student restroom in the Media Center from the "Student Restrooms" square footage allocation. The resource room assigned to the media center shall be located within the closed circuit TV suite to be used as a production planning room.

**Administration (126.65)**

300	1	Principal Office		200		
301	1	Assistant Principal Office		150		
300	1	Director Office		200		
301	1	Administrative Office		150		
302	1	Bookkeeping Office		120		
303	1	Secretarial Space (for 4)	150	600		
304	1	Reception		305		
305	1	Production Workroom		529		
306	1	Conference Room --		253		
308	1	Administrative Storage		633		
312	1	Computer Area		253		
315	3	Teacher Planning Office (for 9, Gen Clsrm)	495	1,686		
315	1	Teacher Planning Office (for 5, Art)		275		
315	1	Teacher Planning Office (for 3, Music)		165		
315	1	Teacher Planning Office (for 4, Drama/Dance)		220		
315	1	Teacher Planning Office (for 5, Voc)		275		
				<u>6,015</u>		

NOTE: Provide a male and female staff restroom in the administrative area from the "staff restroom" square footage allocation.



FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu. Sta. Unit	Stu. Sta. Total
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**Food Service (253.3)**

340/361	1	Dining/Multipurpose Room		10,436		
341	1	Serving Kitchen		3,327		
				<u>13,763</u>		

**Other Areas**

368	1	Textbook Storage (126.65)		633		
815/816		Student Restrooms (253.3)		3,546		
822/823		Public Restrooms (253.3)		253		
819/820		Staff Restrooms (253.3)		760		
				<u>5,192</u>		

**Custodial**

330/331/332	1	Receiving, Work Area, and Service Closets		2,533		
333	1	Flammable Storage		150		
334	1	*Equipment Storage		400		
314	1	Zone Mechanic		90		
				<u>3,173</u>		

Sub-Total Net 109,434 1,592

Mechanical @ 6% of sub-total net 6,566

TOTAL NET 116,000

Circulation, walls, etc. @ 34% of total net 39,441

**TOTAL GROSS** **155,441**

\* M-DCPS Norm Square Footage

\*\*M-DCPS Maximum Square Footage