

Business, Operations, Finance and Construction  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: COMMISSIONING OF SPILLIS CANDELA DMJM AS DESIGN CRITERIA PROFESSIONAL (DCP) FOR A NEW PROTOTYPE SENIOR HIGH SCHOOL (STATE SCHOOL "WWW") TO BE LOCATED AT THE SOUTHWEST CORNER OF WEST 41 STREET & WEST 18 AVENUE, HIALEAH, AND INTENDED TO PROVIDE RELIEF FOR MIAMI SPRINGS SENIOR HIGH SCHOOL PROJECT NO. A0811**

**COMMITTEE: FACILITIES MANAGEMENT**

Staff has completed the selection process for Design Criteria Professional (DCP) firms to prepare design criteria packages for eleven (11) new prototypical schools listed under the 2003-2004 District Facilities Five-Year Work Program. Each school will be designed/constructed using the design-build delivery method.

Out of twenty-eight (28) firms that applied, the A/E Selection Committee interviewed the following twelve (12) firms:

- Harper Partners, Inc.
- KVH Architects, P.A.
- Post Buckley Schuh & Jernigan
- Reynolds, Smith and Hills, Inc.
- Rizo Carreno & Partners
- Santos Raimundez Architects, P.A.
- Silva Architects
- Spillis Candela DMJM
- The Architectural Partnership, Inc.
- The Brown & Brown Architects/BRPH Companies, J.V.
- Wolfberg Alvarez & Partners
- Zyscovich, Inc.

The A/E Selection Committee was comprised of the following individuals:

**COMMITTEE MEMBERS:**

Ed Beraldi  
Janet Kelly  
John Neblett  
Silvia Gonzalez  
Alberto Destrade  
Dario Rosendo (non-voting)

**REPRESENTING:**

Appointee of the Superintendent  
Facilities Management  
Facilities Management  
Facilities Management  
Department of A/E Selection  
Office of Management and Compliance Audits

Of the twelve (12) firms interviewed, the following were the five highest ranked firms:

- Spillis Candela DMJM
- Zyscovich, Inc.
- The Architectural Partnership, Inc.
- The Brown & Brown Architects/BRPH Companies, J.V.
- Post Buckley Schuh & Jernigan

These five firms have been selected by staff to provide DCP services for the eleven (11) new prototypical schools. Of these new schools, staff has assigned a new prototype senior high school (State School "WWW") to Spillis Candela DMJM (Spillis Candela). The proposed location of State School "WWW" is a site located at the southwest corner of West 41 Street & West 18 Avenue, Hialeah, consisting of approximately 6.6 acres. The new school is intended to provide relief for Miami Springs Senior High School.

Negotiations with Spillis Candela have been successfully completed as follows:

### TERMS AND CONDITIONS

The negotiated lump sum basic services fee for the preparation of a design criteria package and subsequent construction administration for this new prototype middle school is \$560,000 with a total estimated construction cost of \$23,784,809. The fee represents approximately 2.35% of the total construction cost. A summary of the negotiated basic services fee is as follows:

• Concept Design	\$ 22,000
• Phase I – 100%	\$120,000
• Design Criteria Package	\$ 85,000
• Bidding/Award Services	\$ 33,000
• Review of Design-Builder's Construction Documents	\$ 65,000
• Construction Administration Services	<u>\$235,000</u>
<b>TOTAL BASIC SERVICES FEE</b>	<b>\$560,000</b>

Additional fees were also negotiated for the following services:

- At the Board's option, the DCP will provide up to 144 site visits during construction at a fee of \$280/visit.
- A lump sum fee of \$15,500 for upgrade of lift station required due to a sewer moratorium.
- A not-to-exceed fee of \$15,000 for a traffic engineering study.

- A not-to-exceed fee of \$12,000 for a food services consultant.
- At the Board's option, a not-to-exceed fee of \$5,000 for an acoustical services consultant, if needed.
- 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 \$8,750/month.
- At the Board's option, the DCP shall provide a full-time on-site administrative clerk during construction, as needed by the Board, at a not-to-exceed rate of \$3,208/month.
- At the Board's option, the DCP shall be paid a not-to-exceed fee of \$85,000 for threshold inspections, if requested by the Board, during construction.

Other terms and conditions were negotiated as follows:

- The DCP has agreed to a fee of \$5,000 for future re-use of this prototype design.
- The cost of printing will be reimbursed by the Board on a direct cost basis.
- The multiplier for hourly compensation is limited to 2.45 for any additional work approved by staff.
- The DCP principals' rate is set at \$105/hour.
- The DCP shall maintain no less than a \$2.0 million professional liability insurance policy, with a maximum deductible of \$50,000.
- The agreement may be terminated by the Board, with or without cause, upon thirty (30) days written notice to the DCP; whereas, the DCP may terminate the agreement, with cause only, upon thirty (30) days written notice to the Board.
- The Design-Build contract for this project is scheduled to be awarded at the June 2005 Board meeting.

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

- A new multi-story prototype senior high school that will house 1,613 student stations (based on the Facilities List approved by the Board on October 23, 2003) and which shall be designed utilizing the "School-Within-A-School" concept.
- On-site and off-site improvements, including, but not limited to, soil mitigation, adjacent road improvements and traffic control devices.
- Enhanced Hurricane Protection Area (EHPA shelter) improvements.

#### PROJECT FUND

The funding source for this project is as follows:

Fund	0309
Object	5630
Location	0046
Program	2676
Function	7400

## PRIOR COMMISSIONING & PERFORMANCE EVALUATION

The Board has commissioned Spillis Candela for the following project(s) within the last three years:

- State Schools "JJJ", "MM1" and "V1"  
Master Plan and Programming  
Date of Commission: 5-19-04
- State School "FFF"  
DCP Services  
Date of Commission: 12-11-02
- Additions & Remodeling at Coral Gables Senior High School  
DCP Services  
Date of Commission: 9-22-02

The most recent overall performance evaluation score issued by staff to Spillis Candela was for the quarter ending March 2004. Based on a performance scale of 1-5, the firm received a score of 4.00.

## PRINCIPALS

Spillis Candela is a subsidiary of Daniel, Mann, Johnson & Mendenhall (DMJM), which in turn is a subsidiary of AECOM, a 100% employee owned company. Spillis Candela is located at 800 Douglas Entrance, Coral Gables, Florida 33134.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission Spillis Candela DMJM as Design Criteria Professional (DCP) for a new prototype senior high school (State School "WWW" - Project No. A0811) to be located at the southwest corner of West 41 Street & West 18 Avenue, Hialeah, and intended to provide relief for Miami Springs Senior High School, under the following terms and conditions:

- 1) a lump sum basic services fee of \$560,000, which represents approximately 2.35% of the total estimated construction cost of \$23,784,809; and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:AD:ad