

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 "JJJ") TO BE LOCATED WITHIN THE CITY OF HIALEAH GARDENS AT OKEECHOBEE ROAD AND NW 92 AVENUE PROJECT NO. A0742

COMMITTEE: FACILITIES MANAGEMENT

Introduction

On May 19, 2004, the Board commissioned the firm of Spillis Candela DMJM (Spillis Candela) to prepare a master plan and program for a new prototype senior high school (State School "JJJ"), prototype middle school (State School "MM1") and prototype elementary school (State School "V1"). These three new schools are currently planned on a fifty-six (56) acre site located within the City of Hialeah Gardens at Okeechobee Road and NW 92 Avenue. The new senior high school (State School "JJJ") is intended to provide relief to Barbara Goleman Senior High School, Hialeah-Miami Lakes Senior High School and American Senior High School.

Staff has now negotiated with Spillis Candela to provide Design Criteria Professional (DCP) services for the State School "JJJ" project. Negotiations were successfully completed as follows:

Terms & Conditions

The negotiated lump sum basic services fee agreed to by Spillis Candela for preparation of a design criteria package (including Phase 1 - 100% documents) and subsequent construction administration of this new prototype senior high school is \$885,000, with a total estimated construction cost of \$42,486,000. The fee represents approximately 2.08% of the total construction cost. A summary of the negotiated basic services fee is as follows:

- Concept Design \$ 10,000
- Phase I – 100% \$150,000
- Design Criteria Package \$140,000
- Bidding/Award Services \$ 55,000

• Review of Design-Builder's Construction Documents	\$ 90,000
• Construction Administration Services	<u>\$440,000</u>
TOTAL BASIC SERVICES FEE	\$885,000

The following services, to be utilized at the option of the Board's designee, were also negotiated:

- The DCP will provide up to 208 site visits during construction at a fee of \$275/visit.
- A not-to-exceed fee of \$12,000 for a food services consultant, if needed.
- A not-to-exceed fee of \$5,000 for an acoustical services consultant, if needed.
- The DCP shall provide a full-time on-site representative during construction, as needed, at a not-to-exceed rate of \$8,750/month (estimated at \$105,000 for a twelve month period).
- The DCP shall provide a full-time on-site administrative clerk during construction, as needed, at a not-to-exceed rate of \$3,208/month (estimated at \$38,496 for a twelve month period).
- A not-to-exceed fee of \$120,000 for threshold inspections, if requested by the Board, during construction.

Other terms and conditions were negotiated as follows:

- 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 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 DCP has agreed to a fee of \$5,000 for future re-use of this prototype design.

Project Scope

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

- A new multi-story prototype senior high school that will be designed to house 2,850 student stations, based on the Facilities List approved by the Board on October 23, 2003 (see attached copy) and shall utilize the "School-Within-A-School" concept.
- On-site and off-site improvements, including, but not limited to, wetlands mitigation, extensive on-site de-mucking and filling, 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	0379
Object	5630
Location	7191
Program	2613
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 June 2004. Based on a performance scale of 1-5, the firm received a score of 3.88.

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 "JJJ" - Project No. A0742) to be located within the City of Hialeah Gardens, at Okeechobee Road and N.W. 92 Avenue, under the following terms and conditions:

- 1) a lump sum basic services fee of \$885,000, which represents approximately 2.08% of the total estimated construction cost of \$42,486,000; and
- 2) additional terms and conditions as set forth in the body of the agenda item.

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FACILITIES LIST FOR MIAMI-DADE DISTRICT

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State School "JJJ" Senior High School

Grades 9-12

Utilization 95%

Student Stations: 2,850
Design Capacity: 2,708

Table header with columns: FISH Code, Number Spaces, Space Description, Square Feet Unit, Square Feet Total, Stu. Sta. Unit, Stu. Sta. Total

English

Table row: 035, 20, **Classroom, 750, 15,000, 25, 500

Mathematics

Table row: 035, 20, **Classroom, 750, 15,000, 25, 500

Social Studies

Table row: 035, 16, **Classroom, 750, 12,000, 25, 400

Science

Table row: 035, 12, **Classroom, 750, 9,000, 25, 300

Table row: 042, 2, *Science Demonstration Classroom, 888, 1,776, 24, 48

Table row: 809, 2, *Medium Material Storage, 155, 310, 2,086

Note: Combine the Medium Material Storage into one space of 310 square feet.

Table row: 043, 3, *General Science Lab, 1,224, 3,672, 24, 72

Table row: 809, 3, *Medium Material Storage, 155, 465

Table row: 812, 3, *Small Project Storage, 150, 450

4,587

Note: Combine the Medium Material Storage into one space of 465 square feet and the Small Project Storage into one space of 450 square feet.

FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu. Unit	Sta. Total
<u>Exceptional Education</u>						
060	4	*Special Classroom	780	3,120	12	48
061	1	*Self Contained Classroom		950		10
817	1	Student Restroom and Bath		95		
				1,045		
065	4	Supplementary Instruction	200	800		
<u>Health Education</u>						
035	1	**Classroom		750		25
808	1	*Small Material Storage		90		
				840		
<u>Skills Development Lab</u>						
038	5	*Foreign Language Lab	750	3,750	25	125
808	3	*Small Material Storage	90	270		
				4,020		
037	4	*Computer Lab	750	3,000	25	100
808	4	*Small Material Storage	90	360		
				3,360		
041	2	**Language Arts Lab	750	1,500	25	50
810	2	Large Material Storage	150	300		
367	1	*Control Booth		100		
				1,900		

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Note: The two Language Arts Skills Development Labs shall be adjacent to each other with an operable partition between them. When the partition is open the combined space of 1,500 net square feet may be utilized as a Theater Lab.

Art

047	1	*2-D Lab		1,378		26
809/812	1	Medium Material Storage/Small Project Storage		220		
				1,598		
047	1	*3-D Lab		1,378		26
809/812	1	Medium Material Storage/Small Project Storage		220		
805	1	**Kiln		100		
				1,698		
	1	Outside Patio (3-D Lab)		(500)		

FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu Unit	Sta Total
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Art (cont)

047	1	*Photography Lab		954		18
036	1	Resource Room (Darkroom)		450		
809	1	Medium Material Storage		120		
				<u>1,524</u>		

Music

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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		
				<u>2,905</u>		

075	1	*Vocal Music Classroom		1,368		24
806	1	Reference		70		
809	1	Medium Material Storage		120		
830	1	Ensemble		200		
831	2	*Practice	70	140		
833	1	Robe Storage		75		
				<u>1,973</u>		

080	1	*Piano/Guitar Lab		1,036		28
809	1	Medium Material Storage		120		
832	1	Instrument Storage		175		
				<u>1,331</u>		

Driver Education

035	2	**Classroom	750	1,500	25	50
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Note: The two Driver Education Classrooms shall be adjacent to each other with an operable partition between them.

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

090/092	1	**Male Dressing Room/Lockers (P.E.)		1,250		
090/092	1	**Male Dressing Room/Lockers (Varsity)		1,600		
091/093	1	**Female Dressing Room/Lockers (P.E.)		1,250		
091/093	1	**Female Dressing Room/Lockers (Varsity)		1,600		
094	1	**Male Showers		542		
095	1	**Female Showers		542		
815	1	**Male Restrooms		542		
816	1	**Female Restrooms		542		
096	1	Male Drying		271		
097	1	Female Drying		271		
098	4	Storage (two for P.E., two for varsity)	271	1,084		
099	1	*Male Teacher Shower		22		
099	1	*Female Teacher Shower		22		
114	1	Male Laundry/Towel Distribution		271		
114	1	Female Laundry/Towel Distribution		271		
115	1	First Aid		135		
116	1	Male Training Room (with whirlpool)		200		
116	1	Female Training Room (with whirlpool)		200		
117	1	*Weight Room		1,000		
118	1	*Wrestling Room		1,680		
119	1	**Gymnastics/Dance		1,800		
110	1	*Multipurpose/Instruction		1,050		
112	1	**Gymnasium Floor		7,280		160
113	1	Gymnasium Seating (min. 2,000 seats)		5,500		
120	1	*Gymnasium Storage		406		
370	1	Lobby		948		
371	1	Concessions		180		
372	1	**Ticket Booth		50		
				<u>30,505</u>		
		Hardcourts (4) (Basketball/Volleyball)		(19,980)		
		Tennis Courts (6)		(43,200)		
		Racquetball Courts (4)		(3,200)		
		Playground Equipment Area		(3,500)		

NOTE: The Hardcourt Area, Tennis Courts, Raquetball Courts, and the Playground Equipment Area are approximate square footages. See M-DCPS Design Criteria for specific requirements. Provide one staff restroom in each Teacher Planning space from the "staff restroom" square footage allocation. Provide a total of two teacher planning spaces of 360 square feet each; one for male and one for female from the "teacher planning office" 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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VOCATIONAL

Agricultural Education

(Horticulture Lab)

202	1	*Small Laboratory		1,320		24
852	1	Technology Resource Center		450		
808	1	*Small Material Storage		90		
847	1	Flammable Storage		70		
848	1	Machinery Storage		<u>1,000</u>		
				2,930		
841	1	Greenhouse		(760)		

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Business Technology Education

211	3	*Business Education Lab	1,488	4,464	24	72
810	3	Large Material Storage	175	<u>525</u>		
				4,989		

Distributive and Diversified Education

(Marketing Education)

222	1	*Small Laboratory		1,320		24
809	1	*Medium Material Storage		<u>155</u>		
				1,475		

Family & Consumer Sciences

(Food Management, Production, and Services)

232	1	*Small Laboratory (includes 100 nsf walk-in refrig.)		1,320		24
852	1	Technology Resource Center		450		
843	1	*Laundry		50		
809	1	Medium Material Storage		120		
812	1	Small Project Storage		<u>100</u>		
				2,040		

FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu. Unit	Sta. Total
<u>(Child Care Services)</u>						
232	1	*Small Laboratory		1,320		24
811	1	*Outside Storage		50		
812	1	Small Project Storage		100		
814	1	**Student Restroom (toddler)		42		
842	1	Kitchen		120		
843	1	*Laundry		50		
845	1	*Observation		50		
864	1	*Isolation Room		45		
				<u>1,777</u>		
		Child Care Play Area		(1,500)		
<u>Technology Education</u>						
<u>(Drafting and Design)</u>						
241	1	*Small Laboratory		1,560		24
852	1	Technology Resource Center		450		
808	1	*Small Material Storage		90		
812	1	Small Project Storage		100		
				<u>2,200</u>		
<u>(Technology Studies)</u>						
242	1	*Medium Laboratory		2,280		24
852	1	Technology Resource Center		450		
808	1	*Small Material Storage		90		
849	1	Large Project Storage		175		
				<u>2,995</u>		
<u>Health Science Education</u>						
<u>(Health Science)</u>						
251	1	*Practical Experience Laboratory		1,344		24
852	1	Technology Resource Center		450		
807	1	Equipment Storage		300		
				<u>2,094</u>		

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VOCATIONAL SPACES NOTE: The ten (10) vocational labs listed above have been identified for a Prototypical Senior High School. These programs may be replaced with other vocational programs from the Senior High School Vocational List, but the total vocational program shall not exceed ten (10) labs.

FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu. Unit	Sta. Total
<u>Media Center</u>						
301		Director's Office		150		
		Reading Room shall include:		8,865		
380		Reading Room/Stacks	7,599			
384		Periodical Storage	253			
390		Group Projects and Instruction	1,013			
381		Technical Processing		760		
383		Audiovisual Storage		1,267		
385		Closed Circuit Television shall 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			
387		Media Production Lab		<u>760</u>		
				13,322		
035	1	** Classroom (production planning)		750		25

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NOTE: Provide a male and female student restroom in the Media Center from the "Student Restrooms" square footage allocation. The Classroom assigned to the Media Center shall be located within the Closed Circuit TV suite to be used as a Production Planning room.

Administration

300	1	Principal Office		200		
301	4	Assistant Principal Office	150	600		
300	1	Director Office		200		
301	4	Administrative Office	150	600		
302	1	Bookkeeping Office		120		
303	1	Secretarial Space (for 6)		900		
304	1	Reception		650		
305	1	Production Workroom		750		
306	1	Conference Room		250		
307	1	Clinic (including two restrooms and shower)		542		
308	1	Administrative Storage		542		
309	1	Records Vault		181		
304	1	Reception (Attendance)		125		

FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu. Unit	Sta. Total
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Administration (cont)

314	2	Itinerant Office (Attendance)	120	240		
312	1	Computer Area		253		
311	1	Student Activities		887		
310	1	School Store		135		
316	1	*Teacher Lounge/Dining		1,083		
315	8	**Teacher Planning Office (for 10)	600	4,800		
315	4	**Teacher Planning Office (for 7)	420	1,680		
315	2	**Teacher Planning Office (for 6,for P.E.)	360	720		
				<u>15,457</u>		

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

Student Services

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301	6	Guidance Counselor Office	150	900		
304	1	Reception		225		
303	1	Guidance Secretarial Space (for 2)		300		
306	1	Conference Room		250		
313	2	Careers Room	339	678		
309	1	Student Records		225		
314	3	Itinerant Office	120	360		
				<u>2,938</u>		

035	1	** Classroom (group counseling)		750		25
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Food Service

340	1	**Dining		13,538		
351	1	Covered Patio (1/2 actual sq. ft.)		2,500		
341	1	Kitchen/Serving Area		5,573		
				<u>21,610</u>		

NOTE: The Covered Patio is shown at 1/2 actual square footage to comply with O.E.F. requirements. The Covered Patio shall be 5,000 net square feet.

Auditorium

360	1	Auditorium Seating (min. 800 seats)		4,800		
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FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu. Sta. Unit	Stu. Sta. Total
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Stage

363	1	**Stage		2,314		
364	2	Stage Storage	338	676		
365	1	Dressing Male		507		
366	1	Dressing Female		507		
367	1	*Control Booth/Projection Room		100		
				<u>4,104</u>		

Public Use (Auditorium)

370	1	Lobby		677		
371	1	Concessions		180		
372	1	**Ticket Booth		50		
				<u>907</u>		

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Other Areas

368	1	*Textbook Storage		148		
368	4	*Textbook Storage	200	800		
815/816		*Student Restrooms		4,061		
822/823		*Public Restrooms		542		
819/820		*Staff Restrooms		1,083		
				<u>6,489</u>		

NOTE: The square footage designated above for the restrooms are only approximate and as recommended in SREF. The actual square footage necessary for a specific project may vary due to various code requirements and the specific design solution. The square footage will need to be adjusted accordingly during design on a per project basis.

Custodial

330/331/332	1	Receiving, Work Area, and Service Closets		2,708		
333	1	**Flammable Storage		250		
334	1	**Equipment Storage		750		
				<u>3,708</u>		

NOTE: Provide one staff toilet in central receiving from the "staff toilet" square footage allocation. Within the square footage allocated to "receiving" provide a zone mechanic office of 90 nsf.

FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu. Sta. Unit	Stu. Sta. Total
		Sub-Total Net		211,127		2,850
		Mechanical @ 6% of sub-total net		<u>12,668</u>		
		TOTAL NET		223,795		
		Circulation, walls, etc. @ 34% of total net		<u>76,090</u>		
		TOTAL GROSS		299,885		

- * SREF NSF/Occupant
- ** Exceeds SREF NSF/Occupant

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NOTE: The percentages shown for mechanical and circulation are those noted by SREF as "recommended" and are included here as examples only. The Board makes no representation that such percentages are correct or achievable for any specific design. The Architect of Record, Design Builder, Contractor, or any other party is specifically cautioned to utilize only the actual square footage as designed for a specific facility and not to utilize these examples for estimates, scheduling, design or any other purpose involving actual projects.

State School "JJJ" Senior High School-Within-A-School

The Senior High School shall be organized into four schools as follows:

FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu. Sta. Unit	Stu. Sta. Total
<u>School "A" Ninth Grade; 462 Student Stations</u>						
035	5	English Classroom	750	3,750	25	125
035	5	Math Classroom	750	3,750	25	125
035	4	Social Studies Classroom	750	3,000	25	100
035	3	Science Classroom	750	2,250	25	75
060	1	ESE Special Classroom		780		12
065	1	Supplementary Instruction		200		
037	1	Computer Lab		750		25
808	1	Small Material Storage		90		
315	2	Teacher Planning Office (for 10)	600	1,200		
368	1	Textbook Storage		200		
				15,970		462

School "B" Tenth Grade; 462 Student Stations

035	5	English Classroom	750	3,750	25	125
035	5	Math Classroom	750	3,750	25	125
035	4	Social Studies Classroom	750	3,000	25	100
035	3	Science Classroom	750	2,250	25	75
060	1	ESE Special Classroom		780		12
065	1	Supplementary Instruction		200		
037	1	Computer Lab		750		25
808	1	Small Material Storage		90		
315	2	Teacher Planning Office (for 10)	600	1,200		
368	1	Textbook Storage		200		
				15,970		462

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FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu. Sta. Unit	Stu. Sta. Total
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School "C" Eleventh Grade; 462 Student Stations

035	5	English Classroom	750	3,750	25	125
035	5	Math Classroom	750	3,750	25	125
035	4	Social Studies Classroom	750	3,000	25	100
035	3	Science Classroom	750	2,250	25	75
060	1	ESE Special Classroom		780		12
065	1	Supplementary Instruction		200		
037	1	Computer Lab		750		25
808	1	Small Material Storage		90		
315	2	Teacher Planning Office (for 10)	600	1,200		
368	1	Textbook Storage		200		
				15,970		462

School "D" Twelfth Grade; 462 Student Stations

035	5	English Classroom	750	3,750	25	125
035	5	Math Classroom	750	3,750	25	125
035	4	Social Studies Classroom	750	3,000	25	100
035	3	Science Classroom	750	2,250	25	75
060	1	ESE Special Classroom		780		12
065	1	Supplementary Instruction		200		
037	1	Computer Lab		750		25
808	1	Small Material Storage		90		
315	2	Teacher Planning Office (for 10)	600	1,200		
368	1	Textbook Storage		200		
				15,970		462

Common Use; 1,002 Student Stations

5	Science Labs/Demo Classrooms (120 s.s.)	1	Physical Education Area (160 s.s.)
1	Exceptional Education Classroom (10 s.s.)	10	Vocational Labs (240 s.s.)
1	Health Education Classrooms (25 s.s.)	1	Media Center (25 s.s.)
5	Foreign Language Labs (125 s.s.)	1	Administration
1	Theatre Lab (50 s.s.)	1	Student Services (25 s.s.)
3	Art Labs (70 s.s.)	1	Food Service/Dining
3	Music Labs (102 s.s.)	1	Auditorium/Stage
2	Driver Education Classrooms (50 s.s.)	1	Other Areas/Custodial

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