

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**

Introduction

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

Representing:

Appointee of the Superintendent  
Facilities Management  
Facilities Management  
Facilities Management

Alberto Destrade  
Dario Rosendo (non-voting)

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 agreed to by Spillis Candela for preparation of a design criteria package (including Phase I – 100% documents) and subsequent construction administration of this new prototype senior high 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>

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

- 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 that may be required due to a sewer moratorium.
- A not-to-exceed fee of \$15,000 for a traffic engineering study, if needed.
- 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 \$85,000 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 July 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 1,613 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, 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 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 "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.

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FACILITIES LIST FOR MIAMI-DADE DISTRICT

**STATE SCHOOL "WWW"**

**A New Senior High School**

**Project #: A-0811**

Grades 9-12

Utilization 95%

Student Stations: 1,613

Design Capacity: 1,532

FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu Sta Unit	Stu Sta Total
<u>English</u>						
035	16	**Classroom	750	12,000	25	400
<u>Mathematics</u>						
035	8	**Classroom	750	6,000	25	200
<u>Social Studies</u>						
035	8	**Classroom	750	6,000	25	200
<u>Science</u>						
035	4	**Classroom	750	3,000	25	100
042	1	*Science Demonstration Classroom		888		24
043	2	*General Science Lab	1,224	2,448	24	48
809	3	*Medium Material Storage	155	465		
812	2	*Small Project Storage	150	300		
				<u>4,101</u>		

**Note: Combine all the Medium Material Storage rooms into one space of 465 square feet and the two Small Project Storage rooms into one space of 300 square feet.**

Exceptional Education

061	1	*Self Contained Classroom		950		10
817	1	Student Restroom and Bath		95		
				<u>1,045</u>		

**DRAFT**

# D R A F T

FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu. Sta. Unit	Stu. Sta. Total
065	1	Supplementary Instruction		200		
<b><u>Health Education</u></b>						
035	1	**Classroom		750		25
808	1	*Small Material Storage		90		
				840		
<b><u>Skills Development Lab</u></b>						
038	2	*Foreign Language Lab	750	1,500	25	50
808	2	*Small Material Storage	90	180		
				1,680		
037	2	*Computer Lab	750	1,500	25	50
808	2	*Small Material Storage	90	180		
				1,680		
<b><u>Art</u></b>						
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)		
<b><u>Music</u></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		140		
832	1	Instrument Storage		400		
834	1	Uniform Storage		75		
				2,905		

# D R A F T

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

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>		

**Driver Education**

035	2	**Classroom	750	1,500	25	50
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**Physical Education**

090/092	1	**Male Dressing Room/Lockers		1,073		
091/093	1	**Female Dressing Room/Lockers		1,073		
094	1	**Male Showers		153		
095	1	**Female Showers		153		
815	1	**Male Restrooms		153		
816	1	**Female Restrooms		153		
096	1	Male Drying		77		
097	1	Female Drying		77		
098	2	Storage	230	460		
099	1	*Male Teacher Shower		22		
099	1	*Female Teacher Shower		22		
114	1	Male Laundry/Towel Distribution		153		
114	1	Female Laundry/Towel Distribution		153		
115	1	First Aid		153		
116	1	Male Training Room (with whirlpool)		200		
116	1	Female Training Room (with whirlpool)		200		
117	1	*Weight Room		1,000		
110	1	*Multipurpose/Instruction		1,050		
112	1	**Gymnasium Floor		7,280		160
113	1	Gymnasium Seating (min. 800 seats)		2,200		
120	1	*Gymnasium Storage		230		
370	1	Lobby		536		
371	1	Concessions		180		
372	1	**Ticket Booth		50		
				<u>16,801</u>		
Hardcourts (2) (Basketball/Volleyball)				(10,620)		
Playground Equipment Area				(3,500)		

DRAFT

FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu. Sta. Unit	Stu. Sta. Total
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**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 two teacher planning spaces of 180 square feet each; one for male and one for female from the "teacher planning office" square footage allocation.

**VOCATIONAL**

**Business Technology Education**

211	5	*Business Education Lab	1,488	7,440	24	120
810	5	Large Material Storage	175	875		
				<u>8,315</u>		

**Media Center**

301		Director's Office		150		
		Reading Room shall include:		4,273		
380		Reading Room/Stacks	3,663			
384		Periodical Storage	122			
390		Group Projects and Instruction	488			
381		Technical Processing		266		
383		Audiovisual Storage		511		
385		Closed Circuit Television shall include:		1,545		
		Production Studio	500			
		Production Control Room	300			
		Prop Storage Room	225			
		Distribution Center	250			
		Editing Room No. 1	90			
		Editing Room No. 2	90			
		Workshop	90			
387		Media Production Lab		<u>610</u>		
				<u>7,355</u>		

035	1	** Classroom (production planning)		750		25
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**DRAFT**

**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.



FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu. Sta. Unit	Stu. Sta. Total
<b><u>Administration</u></b>						
300	1	Principal Office		200		
301	2	Assistant Principal Office	150	300		
300	1	Director Office		200		
301	1	Administrative Office		150		
302	1	Bookkeeping Office		120		
303	1	Secretarial Space (for 4)		600		
304	1	Reception		350		
305	1	Production Workroom		400		
306	1	Conference Room		250		
307	1	Clinic (including two restrooms and shower)		383		
308	1	Administrative Storage		271		
309	1	Records Vault		105		
304	1	Reception (Attendance)		125		
314	2	Itinerant Office (Attendance)	120	240		
312	1	Computer Area		153		
311	1	Student Activities		487		
310	1	School Store		138		
316	1	*Teacher Lounge/Dining		613		
315	4	*Teacher Planning Office (for 9)	540	2,160		
315	1	*Teacher Planning Office (for 9)		540		
315	2	*Teacher Planning Office (for 3,for P.E.)	180	360		
				8,145		

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**

301	4	Guidance Counselor Office	150	600		
304	1	Reception		150		
303	1	Guidance Secretarial Space (for 2)		300		
306	1	Conference Room		175		
313	1	Careers Room		339		
309	1	Student Records		125		
314	2	Itinerant Office	120	240		
				1,929		

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

340	1	**Dining		7,662		
351	1	Covered Patio (1/2 actual sq. ft.)		1,250		
341	1	Kitchen/Serving Area		3,419		
				12,331		

D R A F T

FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu. Sta. Unit	Stu. Sta. Total
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NOTE: The Covered Patio is shown at 1/2 actual square footage to comply with O.E.F. requirements. The Covered Patio shall be 2,500 net square feet.

**Auditorium**

360	1	Auditorium Seating (min. 500 seats)		3,000		
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**Stage**

363	1	**Stage		1,464		
364	2	Stage Storage	287	574		
365	1	Dressing Male		308		
366	1	Dressing Female		308		
367	1	*Control Booth/Projection Room		100		
				<u>2,755</u>		

**Public Use (Auditorium)**

370	1	Lobby		383		
371	1	Concessions		180		
372	1	**Ticket Booth		50		
				<u>613</u>		

**Other Areas**

368	1	*Textbook Storage		136		
368	4	*Textbook Storage	100	400		
815/816		*Student Restrooms		2,299		
822/823		*Public Restrooms		306		
819/820		*Staff Restrooms		613		
				<u>3,621</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.

**DRAFT**

**Custodial**

330/331/332	1	Receiving, Work Area, and Service Closets		1,532		
333	1	**Flammable Storage		250		
334	1	**Equipment Storage		600		
				<u>2,382</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		114,968		1,613
		Mechanical @ 6% of sub-total net		<u>6,898</u>		
		TOTAL NET		121,866		
		Circulation, walls, etc. @ 34% of total net		<u>41,434</u>		
		<b>TOTAL GROSS</b>		<b>163,300</b>		

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

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.

D R A F T

# State School "WWW" Senior High School-Within-A-School

1,613 Student stations

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
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## School "A" Ninth Grade; 225 Student Stations

035	4	English Classroom	750	3,000	25	100
035	2	Math Classroom	750	1,500	25	50
035	2	Social Studies Classroom	750	1,500	25	50
035	1	Science Classroom		750		25
065	1	Supplementary Instruction		200		
315	1	Teacher Planning Office (for 9)		540		
368	1	Textbook Storage		100		
				7,590		225

## School "B" Tenth Grade; 225 Student Stations

035	4	English Classroom	750	3,000	25	100
035	2	Math Classroom	750	1,500	25	50
035	2	Social Studies Classroom	750	1,500	25	50
035	1	Science Classroom		750		25
065	1	Supplementary Instruction		200		
315	1	Teacher Planning Office (for 9)		540		
368	1	Textbook Storage		100		
				7,590		225

## School "C" Eleventh Grade; 225 Student Stations

035	4	English Classroom	750	3,000	25	100
035	2	Math Classroom	750	1,500	25	50
035	2	Social Studies Classroom	750	1,500	25	50
035	1	Science Classroom		750		25
065	1	Supplementary Instruction		200		
315	1	Teacher Planning Office (for 9)		540		
368	1	Textbook Storage		100		
				7,590		225

D R A F T

FISH Code	Number Spaces	Space Description	Square Feet Unit	Square Feet Total	Stu. Sta. Unit	Stu. Sta. Total
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**School "D" Twelfth Grade; 225 Student Stations**

035	4	English Classroom	750	3,000	25	100
035	2	Math Classroom	750	1,500	25	50
035	2	Social Studies Classroom	750	1,500	25	50
035	1	Science Classroom		750		25
065	1	Supplementary Instruction		200		
315	1	Teacher Planning Office (for 9)		540		
368	1	Textbook Storage		100		
				7,590	225	

**Common Use; 713 Student Stations**

3	Science Labs/Demo Classrooms (72 s.s.)	1	Physical Education Area (160 s.s.)
1	Exceptional Education Classroom (10 s.s.)	5	Vocational Labs (120 s.s.)
1	Health Education Classroom (25 s.s.)	1	Media Center (25 s.s.)
2	Foreign Language Labs (50 s.s.)	1	Administration
2	Computer Labs (50 s.s.)	1	Student Services (25 s.s.)
2	Art Labs (52 s.s.)	1	Food Service/Dining
2	Music Labs (74 s.s.)	1	Auditorium/Stage
2	Driver Education Classrooms (50 s.s.)	1	Other Areas/Custodial