

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

SUBJECT: COMMISSIONING OF SPILLIS CANDELA DMJM AS ARCHITECT/ENGINEER FOR MULTI-STORY PROTOTYPE BUILDINGS TO INCREASE CAPACITY TO RELIEVE OVERCROWDING AT VARIOUS LOCATIONS

COMMITTEE: FACILITIES MANAGEMENT

Introduction

Staff has completed the selection process for one or more Architectural/Engineering firms to provide full A/E services for multi-story prototype buildings at various locations throughout the District (Request For Qualifications formerly known as "A/E Services for New One and/or Two-Story Prototype Buildings for Portable Replacement Program (Phase II) and Additions at Various Locations"). Each facility will be constructed using the Construction Management (CM) At-Risk delivery method. The firm of Spillis Candela DMJM was selected to design prototypes, and to provide site adaptation services and construction administration services for at least two sites (not yet specified).

Of the thirty firms that applied, twelve firms were short-listed. The firms of Rizo Careño & Partners, Giller & Giller, Inc., and Santos/Raimundez Architects, P.A., declined to interview. The A/E Selection Committee interviewed the following nine firms:

- ACAI Associates, Inc.
- Architeknic, Inc.
- Gili-McGraw Architects
- Laura M. Perez & Assoc., Inc.
- M. C. Harry Associates
- Reynolds Smith & Hills, Inc.
- Spillis Candela DMJM
- Wolfberg Alvarez & Partners
- Zyscovich, Inc.

The following individuals served on the A/E Selection Committee:

Committee Members

- Carlos Bravo
- Albert Lettman
- Erick Laventure
- Rolando Necuze
- Sharon Grau

Representing

Appointee of the Superintendent
Facilities Management
Facilities Management
Facilities Management
Department of A/E Selection

Committee Members

- Dennis Caserta (Non-voting)
- Nelly Fuentes (Non-voting)
- Veretas Fernandes (Non-voting)

Representing

- Div. of Business Development & Assistance
- Office of Management & Compliance Audits
- Office of Management & Compliance Audits

As a result of the interviews, the firms' final rankings are as follows:

| <u>Ranking</u> | <u>Firm</u> |
|----------------|------------------------------|
| 1 | Spillis Candela DMJM |
| 2 | Wolfberg Alvarez & Partners |
| 3 | Gili-McGraw Architects |
| 4 | Architektnics Inc. |
| 5 | Zyscovich Inc. |
| 6 | M. C. Harry Associates |
| 7 | Laura M. Perez & Associates |
| 8 | ACAI Associates, Inc. |
| 9 | Reynolds Smith & Hills, Inc. |

Staff selected the top-ranked firm, Spillis Candela DMJM, to design the prototypes (with various optional modules) and to provide construction administration services for all of the related prototype buildings; in addition, the firm will provide site adaptation and site construction administration services for at least two sites. In an effort to expedite the construction of additional student stations, staff may negotiate with the next three (or more) top-ranked firms to provide site adaptation design and site construction administration services for approximately twenty-four more sites.

Negotiations with Spillis Candela DMJM have been successfully concluded as follows:

Terms & Conditions

- Professional Services fees will be based on the "Additional Services Fee Schedule";
- Prototype Design Services fee includes all necessary meetings and site visits, as well as printing a maximum of twenty sets of documents for each prototype and or optional module; at the request of the Board's designee, the cost of additional sets of documents will be reimbursed by the Board at 1.0 times actual cost;
- The A/E has agreed to a fee of \$3500 for future re-use of the prototypes and \$1000 for future re-use of any optional module design;
- Building Construction Administration (CA) fee will be based on the "Additional Services Fee Schedule";
- At the Board designee's request, additional site visit fees are capped at \$250/visit for extraordinary unforeseen site conditions, otherwise site visits are part of the negotiated lump sum for each prototype in accordance with the "Additional Services Fee Schedule";
- The A/E principals' rate is set at \$100/hour;
- The A/E shall maintain no less than a \$2 million professional liability insurance policy with a maximum deductible of \$50,000;
- In the event the Board elects to purchase any of the completed/approved prototype

designs and modules (including associated construction documents) the agreed upon purchase price will be based on the "Additional Services Fee Schedule";

- The intent is to first develop the two-story 24-module prototype building (which nets 22 classrooms), and an optional kitchen/dining module (which would replace three to four classroom modules). Completed Phase III construction documents will be due no later than December 15th, 2004.

| ADDITIONAL SERVICES FEE SCHEDULE | | | | | | |
|--|--|------------------------------------|---|----------------------|------------------------|---|
| SECTION I - PROTOTYPE DESCRIPTION | Design Services (includes site visits, meetings, printing sets) | Services (20 printing sets) | Design Services - EHPA (In addition to Base Design Services) | CA - BUILDING | Purchase Option | Purchase Option (Additional Cost for EHPA) |
| A. Two-Story ALL Classroom Modules w/ Student & Staff Toilets | | | | | | |
| 2 X 8 | | \$70,000 | \$30,000 | \$22,000 | \$60,000 | \$5,000 |
| 2 X 10 | | \$80,000 | \$30,000 | \$28,000 | \$60,000 | \$5,000 |
| 2 X 12 | Basis of Design | \$150,000 | \$75,000 | \$33,000 | \$100,000 | \$10,000 |
| 2 X 14 | | \$100,000 | \$30,000 | \$38,000 | \$100,000 | \$10,000 |
| B. Three-Story ALL Classroom Modules w/ Student & Staff Toilets | | | | | | |
| 3 X 8 | | \$120,000 | \$25,000 | \$34,000 | \$60,000 | \$5,000 |
| 3 X 10 | | \$130,000 | \$25,000 | \$42,000 | \$80,000 | |
| 3 X 12 | Basis of Design | \$160,000 | \$45,000 | \$49,000 | \$120,000 | |
| 3 X 14 | | \$150,000 | \$25,000 | \$57,000 | \$120,000 | |
| C. Optional Modules | | | | | | |
| C1A | Kitchen attached w/ Dining in building | \$45,000 | N/A | \$7,000 | \$20,000 | N/A |
| C1B | Kitchen & Dining in building | \$42,000 | | \$7,000 | \$15,000 | |
| C1C | Kitchen & Dining Pavilion | \$50,000 | | \$8,500 | \$15,000 | |
| C2 | Media Center in building | \$10,000 | | \$1,500 | \$5,000 | |
| C3 | Administration in building | \$16,500 | | \$1,500 | \$5,000 | |
| SECTION II - SITE ADAPTATION & CONNECTIONS | A. DESIGN SERVICES: | | B. CA SERVICES: | | | |
| | 1) W/ Kitchen | \$29,000 | 1) W/ Kitchen | \$14,000 | | |
| | 2) W/O Kitchen | \$25,000 | 2) W/O Kitchen | \$10,000 | | |
| SECTION III - SITE ADAPTATION & CONNECTIONS | A. Site Visit Fee \$250/Visit (Beyond Basic Services) | | | | | |
| | B. Hourly Rate (Principals) \$100/Hour | | | | | |
| SECTION IV - REUSE FEE | A. Prototypes \$3,500/Each | | | | | |
| | B. Optional Module \$1,000/Each | | | | | |

Project Scope

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

- The development of four two-story prototypes and four three-story prototypes, all classrooms with student & staff toilets, based on the attached draft facilities lists dated September 28, 2004, and
- The development of five optional modules (three types of kitchen modules, one media center module, and one administrative suite module) based on the attached draft facilities lists dated September 28, 2004.

Project Fund

The funding source will be identified for each project site.

Prior Commissioning & Performance Evaluation

The Board has commissioned Spillis Candela DMJM 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" (2000 student stations)
DCP Services
Date of Commission: 12-11-02
- Additions & Remodeling at Coral Gables Senior High School (830 student stations)
DCP Services
Date of Commission: 9-22-02

The most recent overall performance evaluation score issued by staff to Spillis Candela DMJM 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 DMJM is a subsidiary of Daniel, Mann, Johnson & Mendenhall (DMJM), which in turn is a subsidiary of AECOM, a 100% employee-owned company. Spillis Candela DMJM is located at 800 Douglas Entrance, North Tower, 2nd Floor, Coral Gables, Florida 33134.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Spillis Candela DMJM for full A/E services for multi-story prototype buildings to increase capacity to relieve overcrowding at various locations, under the following terms and conditions:

- 1) fees will be based on the "Additional Services Fee Schedule";
and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg

MIAMI-DADE COUNTY PUBLIC SCHOOLS

Facilities List Summary: 2-Story & 3-Story Modular Classroom Buildings Facilities Planning and Standards

| Facility Type | Student Stations El. & Mid. | Student Stations Sr. High | Design Capacity Elementary 100% | Design Capacity Middle 90% | Design Capacity Sr. High 95% | Facility Net Square Feet | Facility Gross Square Feet |
|-------------------------------|--------------------------------|------------------------------|---------------------------------------|----------------------------------|------------------------------------|-----------------------------|-------------------------------|
| ELEM./MIDDLE/SR. | | | | | | | |
| Modular (2-story 8 pack) | 154 to 308 | 175 to 350 | 154 to 308 | 139 to 277 | 166 to 333 | 11,578 | 15,060 |
| Modular (2-story 10 pack) | 242 to 396 | 275 to 450 | 242 to 396 | 218 to 356 | 261 to 428 | 14,578 | 18,752 |
| Modular (2-story 12 pack) | 330 to 484 | 375 to 550 | 330 to 484 | 297 to 436 | 356 to 523 | 17,578 | 22,484 |
| Modular (2-story 14 pack) | 418 to 572 | 475 to 650 | 418 to 572 | 376 to 515 | 451 to 618 | 20,578 | 26,194 |
| Modular (3-story 8 pack) | 308 to 462 | 350 to 525 | 308 to 462 | 277 to 416 | 333 to 499 | 17,325 | 22,548 |
| Modular (3-story 10 pack) | 440 to 594 | 500 to 675 | 440 to 594 | 396 to 535 | 475 to 641 | 21,825 | 28,086 |
| Modular (3-story 12 pack) | 572 to 726 | 650 to 825 | 572 to 726 | 515 to 653 | 618 to 784 | 26,325 | 33,684 |
| Modular (3-story 14 pack) | 704 to 858 | 800 to 975 | 704 to 858 | 634 to 772 | 760 to 926 | 30,825 | 39,249 |
| | | | | | | | |
| | | | | | | | |
| Optional Modules | | | | | | | |
| | | | | | | | |
| Media Center | | | | | | 1,500 | |
| Administration | | | | | | 750 | |
| Food Service (kitchen/dining) | | | | | | 3,750 to 5,022 | |
| | | | | | | | |
| | | | | | | | |

- Notes:**
- 1) Gross square footages and student stations will vary for project specific solutions, depending on which optional modules (food service, media center, & administration) are utilized.
 - 2) Student stations and capacities are based on class size amendment caps (el(int):22, mid:22, sr. high:25).
 - 3) All Modular Classroom Buildings will have 750 sq. ft. classrooms, two group toilets (male & female) per floor, two staff toilets (male & female) per building & one custodial closet per floor.

DRAFT

Attachment
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