

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: COMMISSIONING OF SILVA ARCHITECTS AS PROJECT ARCHITECT/ENGINEERS FOR A NEW EARLY CHILDHOOD CENTER PROTOTYPE AT THREE SITES;**

- **EARLY CHILDHOOD CENTER 1 (TO RELIEVE JOELLA C. GOOD EL. AND CHARLES DAVID WYCHE EL.), PROJECT NO. 0017000,**
- **EARLY CHILDHOOD CENTER 2 (TO RELIEVE MARJORY STONEMAN DOUGLAS EL. AND WESLEY MATTHEWS EL.), PROJECT NO. 00170100, AND**
- **EARLY CHILDHOOD CENTER 3 (TO RELIEVE JANE S. ROBERTS K-8, ETHEL KOGER BECKHAM EL. AND DR. BOWMAN FOSTER ASHE EL.), PROJECT NO. 00170200**

Revised

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

Introduction

On October 20, 2004, the Board authorized the implementation of a new prototype school program (i.e. an Early Childhood Center, Elementary School, Middle School and K-8 Center). The new program will incorporate all of the activities involved in the creation of new schools from research and development to construction close-out. The issues of school size, design quality, and planning for future capacity needs will be simultaneously addressed. The designs developed for the new prototype program are intended to serve as the models for future schools, incorporating refined design criteria, standardized Construction details, and building systems. To that end, staff recommends that a single Construction Manager at-Risk (CM at-Risk) firm build all three sites simultaneously, one CM at-Risk firm for each prototype, or other delivery methods as deemed appropriate. The current estimated construction cost for each New Early Childhood Center prototype is \$4,062,332 with 400 student stations.

In January 2005, a Request For Qualifications for Architects/Engineers was advertised. Thirty-five firms responded to the Request for Qualifications. Eleven firms were short-listed, and on March 17<sup>th</sup> and 18<sup>th</sup>, 2005, the A/E Selection Committee interviewed and ranked the following eleven A/E firms:

<u>Ranking</u>	<u>Firm</u>
1	Spillis Candela DMJM
2	Zyscovich, Inc.
3	Silva Architects
4	M.C. Harry & Associates, Inc.
5	Gili-McGraw Architects, L.L.P.

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<u>Ranking</u>	<u>Firm</u>
6	Rizo Carreno / Schenkel Shultz Architects, Joint Venture
7	Reynolds, Smith & Hills, Inc.
8 (tie)	URS Corporation
8 (tie)	Wolfberg Alvarez & Partners
9	Harper Aiken Partners, Inc.
10	Perkins & Will

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

<u>Committee Members</u>	<u>Representing</u>
Rose Diamond	Appointee of the Superintendent
Jorge Luaces	Office of School Facilities
Victor Alonso	Office of School Facilities
Bill Barimo	Office of School Facilities
Sharon Grau	A/E Selection, Negotiations & Design Management
Dennis Caserta (Non-voting)	Div. Of Business Development & Assistance
Ivo Gomez (Non-voting)	Office of Management & Compliance Audits

Staff selected three of the top-ranked firms for A/E services for the New Elementary School, New Middle School, and New K-8 Center Prototypes. The third-ranked firm, Silva Architects, was selected to provide A/E services for the New Early Childhood Center Prototype.

#### Scope of Services

Prior to Phase I (preliminary) Design, all four firms will be requested to research modular prototype design and construction technology currently employed for similar projects. Module designs (based upon approved facilities lists), new standards, and high performance technologies will be investigated and analyzed during this research and development phase. Collaborative meetings will be held for approximately six weeks to gather, share, and coordinate pertinent information. The ultimate goal will be to design the twelve initial sites to reflect the use of standardized products and technologies. LEED (Leadership in Energy and Environmental Design) criteria may be applied as a goal. LEED is a consensus-based national standard for developing high-performance sustainable buildings.

Silva Architects will provide full A/E design services for the development of the Early Childhood Center Prototype, including site adaptation for the following three sites:

- EARLY CHILDHOOD CENTER 1 at NW 197 Street / NW 78 Avenue (to Relieve Joella C. Good El. And Charles David Wyche El.)
- EARLY CHILDHOOD CENTER 2 at NW 136 Avenue / NW 12 Street (to relieve Marjory Stoneman Douglas El. And Wesley Matthews El.)
- EARLY CHILDHOOD CENTER 3 at SW 47 Street / SW 163 Avenue (to relieve Jane S. Roberts K-8, Ethel Koger Beckham El. And Dr. Bowman Foster Ashe El.)

Revised

M-DCPS reserves the right to change these preliminary locations at its discretion.

The Basic Services Fee Schedule 'A' will include all required A/E services and consultants (other than a traffic specialist), EHPA design requirements (if required), and full construction administration services for the first site (including bi-weekly site visits). Additional site visits will be required, but must be authorized by the Board's designee, and will be compensated on a per/visit basis.

Basic Services Fee Schedule 'B', for the second and third sites, which are contemplated to be constructed simultaneously with the first site, will include all A/E services and consultants (other than a traffic specialist) to provide site adaptation, re-use design, construction documents and full construction administration services (including bi-weekly site visits) at each site. Additional site visits will be required, but must be authorized by the Board's designee, and will be compensated on a per/visit basis.

Negotiations with Silva Architects were successfully concluded as follows:

Terms and Conditions

• Research, Development and Programming Phase (Lump Sum):	\$47,000
• Basic Services Fee 'A' (for 1 <sup>st</sup> Prototype, and 1 <sup>st</sup> Site):	\$340,000
○ Phase I (Schematic Design):	15%
○ Phase II (Design Development):	20%
○ Phase III (Construction Documents) 50% complete:	15%
○ Phase III (Construction Documents) 100% complete:	20% (15% if hard bid)
○ Bid & Award:	0% (5% if hard bid)
○ Contract Administration through Substantial Completion:	25%
○ Punch List completion & Project Close-Out:	4%
○ Completion of Warranty Services:	1%
• Basic Services Fee 'B':	
<u>(\$180,000 per site x 2 additional sites = \$360,000)</u>	<u>\$360,000</u>
<b>TOTAL BASIC SERVICES:</b>	<b>\$747,000</b>

Notes: 1) If construction delivery method is CM at-Risk, the GMP will be due at 50% Construction Documents.

2) Payment percentages for Fee Schedule 'B' are the same as for Fee Schedule 'A'.

To summarize, Silva Architects agreed to a lump sum Basic Services Fee Schedule 'A' of \$340,000, which represents approximately 8.4% of the \$4,062,332 estimated construction cost for the first site and a lump sum Basic Services Fee Schedule 'B' of \$180,000, or 4.5% of the \$4,062,332 estimated construction cost for the second and third sites. The average A/E Basic Services fee for the three sites represents approximately 5.8% of the total estimated construction cost of \$12,186,996.

All the following additional services require prior written authorization by the Board-designee:

- Site Visit Fee: \$280/visit (for either Architect or Engineer):  
130 site visits x \$280/visit: Not-to-exceed \$36,400/site
- Traffic Consultant: Not-to-exceed \$10,000/site
- Principals Rates: \$125/hr
- Multiplier for Direct Salary Expense: 2.45
- Threshold Inspections: Not-to-exceed \$60,000/site
- Reproduction Costs shall be reimbursed by the Board at 1.0 times actual cost.

#### Other Terms and Conditions

- Project Specific Insurance in the amount of \$2 million (for all three sites) not-to-exceed \$300,000. Final premium and policy requirements are subject to review by the Department of Risk & Benefits Management;
- Phase III (Construction Documents) – 100% complete by February, 2006;
- A/E fees for additional future re-use assignments will be based of Fee Schedule 'B' except that locations assigned after the fifth year of the A/E Agreement date may be subject to adjustments reflecting cost-of-living increases;
- The agreement may be terminated by the Board, with or without cause, upon thirty (30) days written notice to the A/E; whereas, the A/E may terminate the agreement, with cause only, upon thirty (30) days written notice to the Board; and
- Silva Architects has agreed to the contract terms and conditions.

Project Fund

EARLY CHILDHOOD CENTER	PROJ NO	SITE	SCHOOLS TO RELIEVE	REG	FUND	OBJ	LOC	PROG	FUNC
1	00170000	NW 197 St / NW 78 Ave	J.C. Good EI & C.D. Wyche EI	I	0302	5630	0074	0016	7400
2	00170100	NW 136 Ave / NW 12 St	M.S. Douglas EI & W. Matthews EI	V	0302	5630	0083	0016	7400
3	00170200	SW 47 St / SW 163 Ave	J.S. Roberts K-8, E.K. Beckham EI & Dr. B.F. Ashe EI	V	0303	5630	0085	0016	7400

REVISED

Prior Commissioning & Performance Evaluation

The Board has not commissioned Silva Architects for any projects within the last three years. The most recent overall performance evaluation score issued by staff to Silva Architects was for the quarter ending December 31, 2004. Based on a performance scale of 1-5, the firm received a score of 3.31.

Principals

The Principal of Silva Architects is Rolando Silva. Silva Architects is located at 3830 Shipping Avenue, Miami, Florida, 33146.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission Silva Architects as Project Architect/Engineers for a new Early Childhood Center Prototype, at three new sites, Early Childhood Center 1, Project No. 0017000, Early Childhood Center 2, Project No. 00170100, and Early Childhood Center 3, Project No. 00170200, under the following terms and conditions:

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- 1) a lump sum basic services fee of \$340,000 the Prototype and first site, \$180,000 for the second and third sites (each); and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SG:sgg