

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF SILVA ARCHITECTS, AS ARCHITECT/ENGINEERS FOR THE PARTIAL REPLACEMENT PROJECT AT HOLMES ELEMENTARY (A RE-USE OF THE EARLY CHILDHOOD CENTER PROTOTYPE AND ADDITIONAL NEW PAVILIONS), PROJECT NO. 00223400

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

On April 13, 2005, the Board commissioned the firm of Silva Architects (Silva) as Architect/Engineers (A/E) of Record for the District's Early Childhood Center (ECC) prototype building. The April commissioning included three sites, with pre-negotiated fees for future additional ECC sites.

Based on the recent Castaldi study, all existing structures on the site are to be demolished, except buildings Nos. 02 and 06. In collaboration with Silva Architects, and also in keeping with the master plan prepared by in-house staff, staff has determined that, in lieu of modularity, the ECC prototype is suitable (with modifications) to meet the requirements of the replacement Holmes Elementary School, with addition of pavilions for 4th grade classrooms, art, music, and administration.

Project Scope

A replacement elementary school campus to accommodate approximately 575 students in grades 1 through 5, with the following programmatic components:

- New two-story ECC prototype building, (modified to meet current educational specifications and facilities lists) for 1st through 3rd grades;
- new single story classroom building for 4th grade (approx. 5,800 sq. ft.);
- new Media/Art pavilion (approx. 8,600 sq. ft.);
- new Administration pavilion (approx. 4,700 sq. ft.);
- Music/ESE addition to Building No. 01 (approx. 3,200 sq. ft.);
- Building No. 06 – renovations and new classroom addition (5th grade wing);
- new chiller plant;
- Building No. 2 - remodeling/renovation for use as a Cafetorium with serving kitchen; and

- Complete site re-development including, but not limited to, new PE shelter, faculty and visitor parking, courtyard spaces, play fields, parent and bus drop-offs, and an integrated system of one- and two-level covered walkways.

The A/E shall submit 50% completed Phase III construction documents for the entire project and 100% underground package no later than April, 2006. This will facilitate a start of construction no later than June, 2006. Completed 100% Phase III construction documents will follow in order to complete the balance of the construction and occupancy for the 2007-2008 school year.

Construction of the project will be executed using the Construction Management (CM) at-Risk delivery method. The selected CM at-Risk firm will be required to submit a Guaranteed Maximum Price (GMP) due at completion of 50% Construction Documents. If accepted, the negotiated GMP will be submitted to the Board for approval. The construction budget for this project is \$9.5 million.

Negotiations with Silva as Project A/E for this project have been successfully completed, as follows:

Terms & Conditions

A percentage of the re-use fee for the ECC was mutually agreed to by MDCPS and Silva; approximately 55% of the original design and construction documents will be usable for this project, resulting in a re-use fee of \$100,000 (per terms and conditions of current A/E Agreement under M-DCPS Projects Nos. 0017000, 00170100 and 00170200).

In addition, for full A/E services for the new 4th grade building, three new pavilions, and the additions to and renovations/ remodeling of buildings 02 and 06, the negotiated lump sum fee agreed to by Silva is \$565,000.

The total fee (\$100,000 plus \$565,000) \$665,000, includes all required services and consultants and represents approximately 7.0% of \$9.5 million, the construction budget.

A. Basic Services:

The Basic Services fee includes all required services and consultants. Basic services fees shall be paid based on the approved completion at the following phases:

- | | |
|---------------------------------------|-----------|
| • Phase I – Schematic Design: | \$ 66,500 |
| • Phase II – Design Development: | \$ 99,750 |
| • Phase III – Construction Documents: | |
| • 50% complete: | \$133,000 |
| • 100% complete/approved: | \$133,000 |

- Phase IV – Bidding/Award: \$ 33,250
- Phase V – Construction Administration
 - Through substantial completion: \$166,250
 - Punch List and Close-out: \$ 26,600
- Phase VI – Warranty and Post Occupancy: \$ 6,650

TOTAL A/E BASIC SERVICES FEE: \$665,000

B. The following services, to be utilized upon authorization by the Board's designee, were also negotiated:

- The A/E and designated specialists will provide up to 130 additional site visits during construction at a flat fee of \$280/visit: Not-to-exceed \$ 36,400
- Threshold Inspections: Not-to-exceed \$ 60,000
- Insurance Premium Reimbursement:
 (The A/E shall obtain no less than a \$1 million Project Specific professional liability insurance Policy, with a maximum deductible of \$50,000 Unless otherwise directed by the Board's designee.) Not-to-exceed \$120,000

TOTAL OTHER SERVICES FEES: NOT-TO-EXCEED \$216,400

Other Terms and Conditions

- A/E-requested testing shall be arranged and paid for by the Board; specialized testing, pre-approved by the Board, but not available through the Board, shall be reimbursed by the Board on a direct cost basis;
- The cost of printing will be reimbursed by the Board on a direct cost basis;
- The provisional multiplier for hourly compensation is limited to 2.45 for any additional work approved by the Board;
- The Principals' rates are set at \$125/hour for the Architect and Designated Specialists, for Board-authorized additional services;
- The Agreement provides for termination of the A/E by the Board, with or without cause, upon thirty days written notice to the A/E. The A/E may terminate the Agreement, only with cause, upon thirty days written notice to the Board; and

- The A/E has accepted the terms and conditions of the Agreement and will commence services upon Board commissioning.

Project Funding

Fund: 0396 Object: 5630 Location: 2501 Program: 1203 Function: 7400

Prior Commissioning & Performance Evaluation

The Board has commissioned Silva for the following projects within the last three years:

- New Early Childhood Center Prototypes 1, 2, and 3, Project Nos. 00170000, 00170100, and 00170200
A/E Services
Date of Commissioning: 4-13-05

The most recent overall performance evaluation score issued by staff to Silva was for the quarter ending September 30, 2005. Based on a performance scale of 1-5, the firm received a score of 3.26.

Principals

The Principal/Owner to be directly responsible to the Board for Silva Architects is Rolando Silva. The firm is located at 3830 Shipping Avenue, Miami, Florida 33146.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Silva Architects as Architect/Engineers for the Partial Replacement Project At Holmes Elementary (a re-use of the Early Childhood Center Prototype and additional new pavilions), Project No. 00223400, as follows:

- 1) a lump sum fee of \$665,000 for Basic Services; and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg