

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF SILVA ARCHITECTS AS ARCHITECT/ENGINEER OF RECORD FOR NEW MIDDLE SCHOOL, STATE SCHOOL "JJ-1" (RELIEF SCHOOL FOR SOUTHWOOD AND PALMETTO MIDDLE SCHOOLS), PROJECT NO. A01137, AND FOR GENERAL REPAIRS AND REHABILITATION AT MIAMI KILLIAN SENIOR HIGH SCHOOL, PROJECT NO. 00262600

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

In February 2006, a solicitation was issued for one (or more) Architect/Engineer (A/E) firms to provide architectural/engineering services for the Facilities Work Program through FY '09, for New Schools, Additions, and Remodeling & Renovation Projects. Three categories were identified for the solicitation: Category A - projects with construction cost estimates greater than \$15 million; Category B - projects with construction cost estimates between \$5 million and \$15 million; and Category C - projects with an estimated construction cost less than \$5 million.

Staff has completed the selection process for **Category A**. Twelve firms applied, were evaluated, and have been ranked based upon their Initial Screening Score. All twelve firms qualified; therefore the interview process was not required. The final ranking for Category A, based upon each firm's Initial Screening Score, is as follows:

<u>Ranking</u>	<u>Firm</u>
1	Zyscovich Inc.
2	Spillis Candela DMJM
3	Silva Architects
4	BRPH Architects; Engineers, Inc.
5	SBLM Architects, PC
6	Rodriguez & Quiroga, Architects Chartered
7	Song & Associates, Inc.
8	Harvard Jolly / Sixto Architect, (JV) Inc.
9	Harper Aiken Partners, Inc.
10	Perkins + Will
11	Architects Five, L.L.C.
12	Sylla, Inc.

Assignment of projects is based on alignment of a firm's capabilities, workload, construction values and scheduling for each project.

Based on the above criteria, staff assigned Silva Architects, the third-ranked firm, as A/E of Record for New Middle School, State School "JJ-1", Project No. A01137, and General Repairs and Rehabilitation at Miami Killian Senior, Project No. 00262600.

Negotiations with Silva Architects have been successfully concluded as follows:

Project Scope

New State School "JJ-1" – Project No. A01137

The project scope includes, but is not limited to:

- A new middle school with approximately 1666 student stations, (approximately 141,860 square feet), to meet EHPA requirements, located on a site adjacent to Miami Killian Senior High School. The school will be organized into three academies, utilizing the "school-within-a-school" concept;
- Site work - New bus and parent drop-offs and all required on-site and off-site improvements required for the project (including water main extension, new lift station, sewer lateral connection); and
- Parks and Recreation Fields – relocation of existing park amenities to accommodate new State School "JJ-1" (includes six existing tennis courts, and basketball court)

Estimated Construction Cost: \$27,075,309 (based upon the pre-programming package by MDCPS' Office of Advanced Planning, April 29, 2006)

Miami Killian Senior – Project No. 00262600

The project scope includes, but is not limited to:

- Civil/Site – Renovate existing parking areas and add approximately 200 new parking spaces; replace chain link fence and gates, and irrigation system; restore play/athletic fields; construct new storm drainage system throughout the facility to eliminate flooding; repair running track; replace existing wood bleachers;
- Building Envelope – Re-roof entire facility, correct structural deficiencies, and repair finishes damaged by water intrusion; replace aluminum storefronts; re-paint entire facility;
- Interior - Repaint entire facility; replace acoustical tile ceilings and lighting; replace flooring where required to eliminate residual ACM flooring tile; replace markerboards and chalkboards throughout the facility; install new serving line and new walk-in refrigerator/Freezer;

- Elevator - Demolish existing elevator and shaft walls; construct new ADA-compliant elevator;
- HVAC - Replace chillers #2 and #3, cooling towers #1 and 2, AHU's #1 – 30, and exhaust fans #1 – 24, inclusive; install new A/C unit at food services Building 05; install new DDC energy management system and VAV boxes;
- Plumbing – Renovate toilet rooms and replace plumbing fixtures throughout the facility; replace domestic water under-floor piping with overhead domestic water piping;
- Electrical – complete renovation of electrical distribution and control systems throughout the facility; new exterior walkway lighting; new stage lighting; install new speaker stations in Buildings 02 – 05, and 11 & 12; and
- Fire/Safety – install exit lighting, signage, new telephone and security CCTV systems.

Estimated Construction Cost: \$17,553,345 (as programmed by The Parsons Brinckerhoff Construction Services, Inc., October 21, 2005)

Both projects are anticipated to be delivered utilizing the Construction Management (CM) at-Risk method, with one CM at-Risk firm. The selected CM At-Risk firm will be required to submit a Guaranteed Maximum Price (GMP) at 50% completion of construction documents, or at any point thereafter, to execute the State School “JJ-1” project. If accepted by staff, the negotiated GMP will then be submitted to the Board for approval.

The A/E has agreed to the following design and document submittal schedule:

State School “JJ-1”

Program Validation/Site Assessment by: September 15, 2006

Master Plan/Concept Studies by: November 15, 2006

Phase I – Schematic design by: January 15, 2007

Phase II/III - 50% complete Construction Documents
(for 50% GMP by the CM at-Risk Contractor) by: April 15, 2007

Phase II/III - 100% complete Construction Documents by: June 15, 2007

Miami Killian Senior

Phase II/III – 100% complete Construction Documents by: March 1, 2007

Construction is scheduled to commence in August 2007 and be completed for occupancy by July 2009.

Terms & Conditions

A. Basic Services Fees:

State School “JJ-1”

A lump sum fee for Basic Services of \$1,750,000 which represents approximately 6.46% of \$27,075,309, the estimated construction cost, was negotiated with Silva Architects. A preliminary site plan and program for the project was prepared by MDCPS staff.

Miami Killian Senior

A lump sum fee for Basic Services of \$1,480,000 which represents approximately 8.43% of \$17,553,345, the estimated construction cost, was negotiated with Silva Architects.

These fees include all required services and consultants (except as listed below). Basic Services fees shall be paid based on completion of the following phases:

BASIC SERVICES:	State School JJ-1	Miami Killian Senior
Phase I Schematic Design	\$175,000	\$148,000
Phase II Design Development	\$262,500	\$222,000
Phase III Construction Documents, 50% complete	\$350,000	\$296,000
Phase III Construction Documents, 100% complete/approved	\$350,000	\$296,000
Phase IV Bid/Award	\$87,500	\$74,000
Phase V Construction Administration (to Substantial Completion)	\$437,500	\$370,000
Phase V Construction Administration (Punch List and Close Out)	\$70,000	\$59,200
Phase VI Warranty	\$17,500	\$14,800
SUB-TOTAL BASIC SERVICES FEES:	\$1,750,000	\$1,480,000
TOTAL BASIC SERVICES FEES:	\$3,230,000	

B. Supporting Services Fees:

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

1. Traffic Consultant Fee: Not-to-exceed \$25,000
2. Food Service Consultant Fee: Not-to-exceed \$20,000
3. Threshold Inspections Fee: Not-to-exceed \$100,000
4. Site Visits: The A/E and Designated Specialists will provide up to additional site visits during construction at a flat fee of \$280/visit (300 site visits x \$280/visit): Not-to-exceed \$84,000

5. On-site Project Representative Fee
(senior level, full-time; 18 months at \$10,000/month): Not-to-exceed \$180,000
6. Insurance Premium reimbursement:
(Unless otherwise instructed by MDCPS' Office of Risk Management, the A/E shall obtain a Project Specific professional liability insurance policy in the amount of \$5,000,000, the premium for which, if acceptable to the Board, will be reimbursed on a direct cost basis.): Not-to-exceed \$500,000

C. Other Terms and Conditions:

- For State School "JJ-1", the A/E shall provide Master Planning and Programming services for a lump sum fee of \$50,000. The completed Master Plan and Program shall be submitted to MDCPS no later than November 15, 2006.
- 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, per conditions stipulated by the A/E Agreement;
- The Principals' rates are set at \$125/hour for the Architect, and \$125/hour for the Designated Specialists, for Board-authorized additional services;
- The provisional multiplier for hourly compensation is limited to 2.45 for any additional services approved by the Board;
- A fee of \$925,750 (or 52.9% of the Basic Services Fee) for any future re-use of the design for State School "JJ-1", adaptation of the A/E's design documents, and construction administration, if approved by the Board, at another site. This re-use fee includes all A/E services and consultants required to complete the project.
- 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
- The A/E has agreed to the time-sensitive schedule and the terms and conditions of the Agreement, and will commence services upon Board commissioning.

Project Fund

State School "JJ-1"

Fund: 0331, Object: 5630, Location: 0205, Program: 2836, Function: 7400

Miami Killian Senior

Fund: 0389, Object: 5680, Location: 7361, Program: 2660, Function: 7400

Prior Commissioning & Performance Evaluation

The Board has commissioned Silva Architects 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 Commissioned: 4-13-05
- Re-Use of the New Early Childhood Center Prototype at Holmes Elementary, Project No. 00223400
A/E Services
Date Commissioned: 2-15-06

The most recent overall performance evaluation score issued by staff to Silva Architects was for the quarter ending December 31, 2005. Based on a performance scale of 1-5, the firm received a score of 3.26.

Principals

The Principal/Owner designated 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/Engineer of Record for New Middle School, State School "JJ-1", (relief school for Southwood and Palmetto Middle Schools), Project No. A01137, and for General Repairs and Rehabilitation at Miami Killian Senior, Project No. 00262600, as follows:

- 1) A combined lump sum fee of \$3,230,000 for A/E basic services;
 - State School "JJ-1" \$1,750,000
 - Miami Killian Senior \$1,480,000
- 2) the Project Scope and all the Terms and Conditions as set forth in the body of the agenda item.

NAD:SGG:sgg