

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF SILVA ARCHITECTS AS ARCHITECT/ENGINEER OF RECORD 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 General Repairs and Rehabilitation at Miami Killian Senior, Project No. 00262600.

Negotiations with Silva Architects have been successfully concluded as follows:

Project Scope

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 Parsons Brinckerhoff Construction Services, Inc., October 21, 2005)

This project is anticipated to be delivered utilizing the Construction Management (CM) at-Risk method. The selected CM At-Risk firm will be required to submit a Guaranteed Maximum Price (GMP). If accepted by staff, the negotiated GMP will then be submitted to the Board for approval.

The A/E has agreed to 1) validate the program provided by Parsons Brinckerhoff Construction Services, Inc., dated October 21, 2005; 2) evaluate the existing building conditions and create CAD files; and 3) evaluate and recommend phasing for the project to minimize the impact of the construction on the facility's students and faculty.

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

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:

A lump sum fee for Basic Services of \$1,530,000 which represents approximately 8.71% of \$17,553,345, the estimated construction cost, was negotiated with Silva Architects.

The fee includes all required services and consultants (except as listed below). The Basic Services fee shall be paid based upon completion of the following phases:

BASIC SERVICES:		
Phase I	Schematic Design	\$153,000
Phase II	Design Development	\$229,500
Phase III	Construction Documents, 50% complete	\$306,000
Phase III	Construction Documents, 100% complete/approved	\$306,000
Phase IV	Bid/Award	\$76,500
Phase V	Construction Administration (to Substantial Completion)	\$382,500
Phase V	Construction Administration (Punch List and Close Out)	\$61,200
Phase VI	Warranty	\$15,300
SUB-TOTAL BASIC SERVICES FEES:		\$1,530,000

B. Supporting Services Fees:

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

- 1. Traffic Consultant Fee: Not-to-exceed \$5,000

2. Site Visits:

The A/E and Designated Specialists will provide up to 150 additional site visits during construction at a flat fee of \$280/visit (150 site visits x \$280/visit):

Not-to-exceed \$42,000

3. 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 \$2,000,000, the premium for which, if acceptable to the Board, will be reimbursed on a direct cost basis.):

Not-to-exceed \$320,000

C. 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, 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;
- 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

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 General Repairs and Rehabilitation at Miami Killian Senior, Project No. 00262600, as follows:

- 1) A lump sum fee of \$1,530,000 for A/E basic services;
- 2) the Project Scope and all the Terms and Conditions as set forth in the body of the agenda item.

NAD:SGG:sgg