Office of Superintendent of Schools
Board Meeting of May 16, 2007

May 2, 2007

Office of School Facilities
Jaime G. Torrens, Temporary Chief Facilities Officer

SUBJECT: **COMMISSIONING OF SILVA ARCHITECTS AS ARCHITECT/ENGINEER OF RECORD FOR NEW STATE SCHOOL "YYY-1" (RELIEF FOR MIAMI PALMETTO AND MIAMI KILLIAN SENIOR HIGH SCHOOLS), A RE-USE OF STATE SCHOOL "SS-1", SOUTH DADE MIDDLE SCHOOL PROJECT NO. 00254700**

COMMITTEE: **FACILITIES AND CONSTRUCTION REFORM**

LINK TO STRATEGIC PLAN: **IMPROVE CONSTRUCTION SERVICES**

Introduction

The new State School "YYY-1" (YYY-1), will be located at Southwest 80th Terrace, west of Southwest 107th Avenue, on the property of Miami Douglas MacArthur South Senior High School (MacArthur South). The Northwest sector of the property contains three baseball fields, which the District uses for MacArthur South and also leases to Miami-Dade County's Parks and Recreation Department. A portion of the future YYY-1 site (i.e. the Northeast sector of the property) is currently occupied by several MacArthur South buildings and portables. A middle school, also planned for location on this property in the future, is not included in this project. The entire MacArthur South student/staff population is planned for future relocation.

On June 15, 2005, The Board awarded Betancourt, Castellon Associates, Inc., the Design/Build contract for South Dade Middle School, State School "SS-1" (SS-1). The Architect/Engineer (A/E) of Record for the project is Silva Architects. SS-1, designed as a middle school with1662 student stations, is scheduled to be substantially complete by May 31, 2007.

After carefully evaluating several options, staff believes it would be in the best interest of the Board to re-use the design of SS-1 (with minor modifications) for this new senior high school, YYY-1. The space requirements are almost identical, and the SS-1 design is easily adaptable and practical as a re-use. The District would benefit by a significant reduction of all professional services fees (e.g. a savings of over $1.2M for A/E services alone), construction costs and construction time.

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Other advantages to the re-use SS-1 are that the construction schedule for YYY-1 would be compressed and would not be dependent upon the immediate relocation of MacArthur South; the existing campus could remain operational during construction of YYY-1.

Therefore, staff has assigned Silva Architects (Silva) as A/E of Record for New State School "YYY-1" (relief for Miami Palmetto and Miami Killian Senior High Schools), a re-use of State School "SS-1", South Dade Middle School, Project No. 00254700.

Negotiations with Silva have been successfully concluded as follows:

Project Scope

The Program Package prepared by The Architectural Partnership, Inc., dated February 7, 2007, includes, but is not limited to, the following Scope of Work:

- Selective demolition of existing MacArthur South buildings to clear the northeastern sector of the site, per Castaldi Report, dated July 28, 2006 (with the exception of Buildings 07 and 14, and the Culinary Arts kitchen/dining areas of Building 04);

- Coordination with all regulatory and governmental agencies required to obtain permits and shared-use agreements;

- Construction of a new senior high school (approximately 151,000 square feet) with a total of 1864 student stations (1704 new student stations plus 160 existing student stations); classroom building(s), labs, media center/administration building, cafetorium with outside covered dining area, and all related support spaces; compliance with EHPA requirements; all on-site and off-site utilities, grading, new roads, road improvements, signalization, parent and bus drop-offs, parking, new playfield(s), hard courts, landscaping and other related improvements;

- A feasibility study will be conducted to determine the impact of United States Green Building Council's Leadership in Energy and Environmental Design (LEED) Certification on the Project. This study will include an analysis of construction cost, project schedule and long-term operating cost savings;

- Minor Renovations at Building 04 (Culinary Arts) and Building 14(Gymnasium); and

- Remodeling of Building 07 (Labs) to provide boys' and girls' locker rooms and ancillary facilities.

Construction Budget: $34,744,000

Although the project construction schedule is not contingent upon the relocation of the existing MacArthur South student/staff population, the project will require phasing, and may require the temporary relocation of students/staff (from buildings 06, 07 and 04) to portables at the southwest sector of the property (the main MacArthur South campus).

The project is anticipated to be delivered utilizing the Construction Management (CM) at-Risk method. The selected CM at-Risk firm may be required to submit several Guaranteed Maximum Price (GMP) proposals to execute this project. If accepted by staff, the negotiated GMP(s) will be submitted to the Board for approval.

The A/E has agreed to the following aggressive report/document submittal schedule:

- Program Validation/Concept Site study: Due by June 16, 2007
- Phase I – Schematic Design: Due by August 1, 2007
- Phase II/III – Construction Documents, 50% complete: Due by October 1, 2007
- Phase III – Construction Documents, 100 % complete: Due by November 16, 2007 (For GMP award mid-January 2008)

Construction duration (Award January '08, Substantial Completion May, '09): 484 days (or approx. 16 months), for August 2009 Occupancy.

Terms & Conditions

A. Basic Services Fee:

The total negotiated lump sum fee for Basic Services is $1,045,000. This fee is composed of the following services:

1) $750,000 - Re-use fee for site adaptation of SS-1:

2) $135,000 - A/E services for renovations and remodeling at Buildings 04, 07 and 14; and

3) $160,000 - A/E services for SS-1 documents' modifications to meet program requirements, and all extraordinary on-site and off-site road and utility improvements and modifications.

The Basic Services fee represents approximately 3.0% of the estimated construction cost, $34,744,000, and includes all required services and consultants. The Basic Services fee shall be paid based on completion of the following phases:

Phase I	Schematic Design:	15%	$156,750
Phase II	Design Development: N/A (combined with Phase III)	N/A	N/A
Phase II/III	Construction Documents, 50% complete:	25%	$261,250
Phase II/III	Construction Documents, 100% complete/approved:	25%	$261,250
Phase IV	Bid/Award:	3%	$31,350
Phase V	Construction Administration		

	a. Through Substantial Completion:	27%	$282,150
	b. Punch List and Close Out:	4%	$41,800
Phase VI	Warranty:	1%	$10,450
TOTAL BASIC SERVICES FEE:		100%	$1,045,000

B. Supporting Services Fees

1. Program/Scope Validation Report: (Includes up-dated Traffic Study) — Lump Sum $7,500

2. Demolition, Phasing, and Portable Siting documents: — Lump Sum $40,000

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

3. Additional Site Visits:
   The A/E and Designated Specialists will provide up to 300 additional site visits during construction at a flat fee of $280/visit (300 site visits x $280/visit), total fees: — Not-to-exceed $84,000

4. Threshold Inspection Fees:
   Fees for threshold Inspections will include all required inspections, reports, and certifications at a flat fee of $300/inspection (up to 150 inspections at $300 each), total fees: — Not-to-exceed $45,000

5. 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 $155,000

TOTAL SUPPORTING SERVICES FEES: — Not-to-exceed $331,500

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 $180/hour for the Architect, and $180/hour for the

Designated Specialists, for Board-authorized additional services;

- A re-use fee of $750,000 for any future re-use and adaptation of the A/E's design documents (either "SS-1" or "YYY-1"), and construction administration, if approved by the Board, at another site. The re-use fee includes all A/E services and consultants required to complete the project;

- A/E fees for the LEED Certification feasibility study may be an additional service to be negotiated after commissioning;

- 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, the terms and conditions of the Agreement, and will commence services upon Board commissioning.

Project Fund

Fund: 0303 Object: 5630 Location: 7029 Program: 2846 Function: 7400

Prior Commissioning & Performance Evaluation

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

- General Repairs and Rehabilitation at Miami Killian Senior High School, Project No. 00262600
  A/E Services
  Date Commissioned: 7-12-06

- Re-Use of the New Early Childhood Center Prototype at Holmes Elementary, Project No. 00223400
  A/E Services
  Date Commissioned: 2-15-06

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

The most recent overall performance evaluation score issued by staff to Silva Architects was for the quarter ending December 31, 2006. Based on a performance scale of 1-5, the firm received a score of 3.89.

Principal

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 State School "YYY-1" (Relief for Miami Palmetto and Miami Killian Senior High Schools), a re-use of State School "SS-1", South Dade Middle School, Project No. 00254700, as follows:

a) a lump sum fee of $1,045,000 for A/E Basic Services;

b) the Project Scope and all the Terms and Conditions as set forth in the body of the agenda item.

NAD:SGG:sgg