

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

SUBJECT: COMMISSIONING OF SILVA ARCHITECTS AS ARCHITECT/ENGINEER OF RECORD FOR NEW STATE SCHOOL "HHH-1" (TO RELIEVE MIAMI SOUTHRIDGE, FELIX VARELA AND MIAMI SUNSET SENIOR HIGH SCHOOLS), A RE-USE OF STATE SCHOOL "YYY-1" PROJECT NO. 00254600

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Introduction

A new senior high, State School "HHH-1" (HHH-1), is planned to relieve Miami Southridge, Felix Varela and Miami Sunset Senior High Schools and will be located on approximately 38.73 acres of vacant land at 14950 SW 160 St, Miami, Florida. In order to meet requirements of Class-Size Reduction, this school must be occupied by August of 2010. To meet this aggressive schedule, staff, recommends the reuse of State School "YYY-1" (YYY-1). The Board commissioned Silva Architects as A/E of Record for YYY-1 at its meeting of May 16, 2007. The District would benefit by a significant reduction of professional service fees, construction cost and project time.

Negotiations with Silva have been successfully concluded as follows:

Project Scope

- Construction of a new senior high school (approximately 150,460nsf) to house a total of 1973 student stations. This school will include general classrooms, science labs, art, music, vocational labs, ESE spaces, media center, administration, cafetorium with outside covered dining area, gymnasium with locker rooms, and all related support spaces, Enhanced Hurricane Protection Area (EHPA), all on-site and off-site utilities, grading, new roads / road improvements, signalization, parent and bus drop-offs, parking, new playfields, hardcourts, landscaping and other related improvements.
- Campus master planning for a future 3-story classroom expansion, auditorium, Early Childhood Center (ECC) and additional hardcourts and parking which are not included in this project.
- Coordination with all regulatory and governmental agencies.

2) \$776,404 - Design, bid/award and construction administration fees for additional required program spaces, not in the scope of work of State School YYY-1:

- New Gymnasium / Locker rooms with ancillary spaces, expanded Media Center, Production Planning classroom (1), General classrooms (3), Science classroom (1), Science Lab (1), ESE Classroom (1), ESE Supplemental Instructional space (1), Vocational Laboratory (2), Assistant Principal Office (1), Teacher Planning office (5);
- Track / Field facilities (Deductive Alternate);
- This fee also provides for the coordination and modification of State School YYY-1 construction documents (scheduled to be awarded for construction in February 2008).
- Phasing;
- Technology upgrades;
- All extra ordinary on-site / off-site road and utilities improvements, additional site work (additional 20 acres), on-site lift station, water main extension, topsoil remediation (no monitoring wells) if required by DERM; and
- EHPA modifications and LEED certification.

The Basic Services fee represents approximately 3.1 % of the construction budget, \$49,698,377 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	10%	\$152,640
Phase II	Design Development: N/A (combined with Phase III)	N/A	N/A
Phase II/III	Construction Documents, 50% complete	21%	\$320,545
Phase II/III	Construction Documents, 100% complete/approved	21%	\$320,545
Phase IV	Bid / Award	6%	\$91,584
Phase V	Construction Administration		
	a. Through Substantial Completion	35%	\$534,741
	b. Punch List and Close Out	6%	\$91,584
Phase VI	Warranty	1%	\$15,264
TOTAL BASIC SERVICES FEE		100%	\$1,526,404

B. Supporting Services Fees

1. Programming / Master Plan: Lump Sum \$ 30,000
Includes the future location only of an ECC, auditorium, tennis court (1), basketball courts (3), one story dining room addition and a three-story classroom building addition.

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

2. Traffic Consultant: Not Applicable
(Provided by M-DCPS)
3. Full-time On site Rep: Not-to-exceed: \$160,000
(20 months of construction at \$8,000/month)
4. Additional Site Visits: Not-to-exceed: \$84,000
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)
6. Threshold Inspection Fees: Not-to-exceed: \$45,000
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)
7. Insurance Premium Reimbursement: Not-to-exceed: \$195,000
(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, with a maximum \$50,000 deductible, the premium for which, if acceptable to the Board, will be reimbursed on a direct cost basis)

TOTAL SUPPORTING SERVICES FEES: Not-to-exceed: \$ 514,000

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 \$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 (SS-1, YYY-1 or HHH-1), bid/award 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;
- 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: 0031 Object: 5630 Location: 7028 Program: 0862 Function: 7400

Prior Commissioning & Performance Evaluation

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

- New State School "YYY-1", relief for Miami Palmetto and Miami Killian Senior High, Project No.00254700
A/E Services
Date Commissioned: May 16, 2007
- General Repairs and Rehabilitation at Miami Killian Senior High School, Project No. 00262600
A/E Services
Date Commissioned: July 12, 2006
- Re-Use of the New Early Childhood Center Prototype at Holmes Elementary, Project No. 00223400
A/E Services
Date Commissioned: February 15, 2006
- New Early Childhood Center Prototypes 1 (Spanish Lake Elementary School ECC1), 2, and 3 & Project Nos. 00170000, 00170100, and 00170200
A/E Services
Date Commissioned: April 13, 2005

The most recent overall performance evaluation score issued by staff to Silva Architects was for the quarter ending June 2007. Based on a performance scale of 1-5, the firm received a score of 3.85.

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 "HHH-1" (to relieve Miami Southridge, Felix Varela and Miami Sunset Senior High Schools), a re-use of State School "YYY-1", Project No. 00254600, as follows:

- 1) a lump sum fee of \$1,526,404 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:ODS:ods