

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

SUBJECT: AUTHORIZATION TO AMEND THE AGREEMENT WITH SILVA ARCHITECTS, LLC, ARCHITECT/ENGINEER OF RECORD FOR THE NEW GRADE 6-12 FACILITY & MAST ACADEMY RENOVATIONS, LOCATED AT 3979 RICKENBACKER CAUSEWAY, MIAMI, FL 33149; NEW CONSTRUCTION, PROJECT NO. 01216100 (SECTOR 1); MAST ACADEMY RENOVATIONS, PROJECT NO. 01292500 (SECTOR 2) AND PLAYFIELD, PROJECT NO. 01292000 (SECTOR 3)

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Background

On June 19, 2013, the Board commissioned the firm of Silva Architects, LLC (Silva) as Architect/Engineer of Record (A/E) for the New Grade 6-12 Facility & MAST Academy Renovations; new construction project number 01216100 (Sector 1), MAST Academy Renovations project number 01292500 (Sector 2) and Playfield project number 01292000 (Sector 3). Due to scrivener's error, the project numbers were incorrectly stated in the original Board commissioning. The correct numbers are listed above. It should be noted that Sector 1 and 3 were advanced pursuant to the Inter-local Agreement between the Board and the Village of Key Biscayne.

The commissioning included all work except the renovation work on the existing MAST Academy building (Sector 2). As stated in the original commissioning, an amendment to the agreement is required to incorporate the negotiated fees and services for the MAST Academy remodeling/renovations (Sector 2) scope. The programming and scope validation phase have been finalized and negotiations with Silva have been successfully concluded for Sector 2 full A/E services, as follows:

Additional Scope of Work

The scope of work for Sector 2 includes, but is not limited to, the following (which may include phasing):

- Remodeling of existing Science Lab, Planning, Storage and Resource Room into a new Science Demo Classroom and new Science Lab.
- Remodeling/renovation and expansion of the Kitchen and Dining areas to facilitate an additional serving line, enlarged freezer/cooler spaces and an exterior covered Dining area.

- Remodeling/renovation of the existing Robotics/Engineering Lab to provide two (2) instructional spaces.
- Renovations to Computer Lab.
- Expansion of the Clinic into Resource Room.
- Replacement of the A/C Chillers.
- Replacement of the gas water heater.
- Replacement of the acid neutralization tank.
- Upgrades to the existing Fire Alarm Control Panel and new fire alarm components in the renovated areas.

Additional Services

The project services include the following:

- Full design services and construction administration for Sector 2 scope.
- Phasing as required.

Renovations for Sector 2 must be carefully planned, phased as required, designed, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus.

Construction Budget for Renovations: \$2,662,632 (GOB funded)

Schedule of Deliverables for A/E:

Silva has agreed to the following time-sensitive document submittal schedule for the additional services:

- | | |
|--|-------------------|
| • Phase I Schematic Design: | December 16, 2013 |
| • Phase II/III Construction Documents 50% complete: | February 3, 2014 |
| • Phase II/III Construction Documents 100% complete: | March 24, 2014 |
| • Award GMP to CMR firm | May 2014 |
| • Occupancy (Sector 2) | August 2015 |

Terms & Conditions

A. Additional Services Fees:

Silva has agreed to a lump sum fee for Additional Services of \$179,727 which represents approximately 6.75% of the Construction Budget of \$2,662,632. This fee includes all required services, consultants and phasing of construction documents in order to comply with the extremely aggressive project schedule. Additional Services fees shall be paid based on completion of the following listed phases:

BASIC SERVICES - PHASE DESCRIPTION	% OF FEE	FEE
Phase I - Schematic Design (complete/accepted by M-DCPS)	10%	\$17,972
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25%	\$44,932
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	29%	\$52,121
Phase IV - Bid/Award	2%	\$3,595
Phase V - (A) Construction Administration	29%	\$52,121
Phase V - (B) Punch List/ Closeout	4%	\$7,189
Phase VI - Warranty/Post Occupancy	1%	\$1,797
TOTAL BASIC SERVICES FEE:	100%	\$179,727

B. Supporting Services Fees:

The following service requires prior written authorization by the Board's designee:

- 1) Additional Site Visits: A maximum of 100 additional site visits at a flat fee of \$225/visit: \$22,500
- Total Supporting Services Fees, not-to-exceed: \$22,500

C. Other Terms & Conditions:

All other terms and conditions of the agreement shall remain unchanged.

Project Funding (Sector 2 project number 01292500) General Obligation Bond

Fund: 351000; Object: 568000; Location: 1716100; Program: 26150000; Function: 74000

Principal

The Principal/Owner designated to be directly responsible to the Board for Silva is Rolando Silva. The firm is a registered local vendor with offices at 135 San Lorenzo Avenue, Suite 880, Coral Gables, Florida 33146.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, amend the Agreement with Silva Architects, LLC, Architect/Engineer of Record for the New Grades 6-12 Facility & MAST Academy Renovations, located at 3979 Rickenbacker Causeway, Miami, Florida 33149; New Construction, Project No. 01216100 (Sector 1); MAST Academy Renovations, Project No. 01292500 (Sector 2) and Playfield, Project No. 01292000 (Sector 3), as follows:

- 1) A net increase of \$179,727 to A/E fees for Sector 2 to include the additional scope of services and work contained in the body of the agenda item;
- 2) Additional Supporting Services Fees not to exceed \$22,500; and
- 3) All other terms and conditions of the original Agreement shall remain unchanged.

NAD:EF:ef