

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

**SUBJECT: COMMISSIONING OF SILVA ARCHITECTS, L.L.C., AS ARCHITECT/ENGINEER FOR PART 1 SERVICES (PROGRAM/MASTER PLAN) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT GEORGE WASHINGTON CARVER MIDDLE SCHOOL, LOCATED AT 4901 LINCOLN DRIVE, CORAL GABLES, FLORIDA 33133, PROJECT NUMBER 01423000**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

**LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

Introduction:

In May 2017, a solicitation (Request for Qualifications 154) was published to competitively select an Architect/Engineer of Record (A/E) for the following General Obligation Bond (GOB) funded projects under the "Procedures for the Selection of Architects and Engineers" (Pilot Program 2<sup>nd</sup> Revision dated September 6, 2016):

- Renovations at George Washington Carver Middle School (MS)  
4901 Lincoln Drive, Coral Gables, Florida, 33133, Project Number 01423000
- Renovations at Miami Lakes Middle School (MS)  
6425 Miami Lakeway North, Miami Lakes, Florida 33014, Project Number 01529300
- Renovations and New Physical Education (P.E.) Shelter at Hialeah Middle School (MS)  
6027 East 7 Avenue, Hialeah, Florida 33013, Project Number 01528800
- Renovations (Phase I) at Arvida Middle School (MS)  
10900 S.W. 127 Avenue, Miami, Florida 33186, Project Number 01527700

Fifteen (15) firms responded to the solicitation. Seven (7) firms were not evaluated due to incomplete RFQ submittal. Eight (8) firms were evaluated, six (6) firms were short-listed and invited to interview. On August 22, 2017, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Silva Architects, L.L.C. (a) (b)
2	Rodriguez Architects, Inc. (a) (b)
3	Saltz Michelson Architects, Inc.

**F-27**

- 4 Laura M. Perez & Associates, Inc. (a) (b)
- 5 Palenzuela & Hevia Design Group, Inc. (a) (b)
- 6 KVH Architects, P.A. (a) (b)

Notes:

- (a) Prime firm holds a current M-DCPS Minority/Woman Business Enterprise (M/WBE) Certificate.
- (b) Prime firm holds a current M-DCPS Small Business Enterprise (SBE)/Micro Business Enterprise (MBE) Certificate.

This solicitation includes a mandatory SBE/MBE Sub-consultant Utilization Goal of 15% (as determined by the M-DCPS Goal Setting Committee).

Selection:

In accordance with the solicitation and interview process, the highest-ranked firm was selected to negotiate for the highest-valued project (George Washington Carver MS), the second-ranked firm for the second-valued project (Miami Lakes MS), the third-ranked firm for the third-valued project (Hialeah MS) and the fourth-ranked firm for the fourth-valued project (Arvida MS).

Silva Architects, L.L.C. (SA) was the highest-ranked firm and therefore, negotiated for the highest-valued GOB funded Renovations project at George Washington Carver MS. The second, third and fourth-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items.

Scope of Services:

The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus.

The A/E scope of service will be commissioned in two parts, as follows:

- PART 1 - Development and approval of a Final Scope Definition Program and Master Plan (based on the Pre-programming Package developed by M-DCPS dated April 2017, including, but not limited to, site analysis, mechanical/electrical/plumbing systems analysis, scope/feasibility options, construction cost estimates, project scheduling, and phasing plans). A/E services may include other services as required by the Board.
- PART 2 - Staff will negotiate A/E professional services for full design and construction administration services and submit a Board agenda item to recommend commissioning following approval of Part 1 services. The Board reserves the right to negotiate with another ranked firm under this solicitation or re-advertise the services using the Final Scope Definition Program and Master Plan developed by SA.

Negotiations with SA were successfully concluded and the firm has agreed to provide Program/Master Plan services, as follows:

School Profile:

The campus, on approximately 6 acres, is comprised of 13 permanent buildings and associated covered walkways, built between 1952 and 2006 with a total of 105,803 GSF.

Preliminary Project Scope:

The GOB funded deficiencies to be addressed for this project consists of campus-wide renovations, including but not limited to:

- Recoating and restriping of parking lot, service yard and drives,
- Selective replacement of campus-wide sanitary sewer and domestic water piping,
- Mitigation of site drainage,
- Replacement of backflow preventer and grease trap,
- Structural repairs at Building 12 (as required),
- Selective replacement of concrete walkways,
- Provide roof gutters and downspouts at Building 06 (as required),
- Replacement of windows at Building 04,
- Selective replacement of movable partitions and flooring,
- Repair/paint auditorium seats at Building 05,
- Renovation of group toilets at Buildings 02, 04 and 10, and campus-wide miscellaneous plumbing upgrades,
- Replacement of gas piping at Building 07 (as required),
- Replacement of HVAC system components and controls to DDC (as required),
- Electrical upgrades including interior lighting, panel boards and electrical receptacles (as required),
- Replacement/upgrade of fire alarm system (as required),
- Provide PA speakers at exterior corridors and Building 10, security cameras and security alarm contacts (as required), and
- Selective paint (as required).

Construction Delivery Method:

To minimize disruption to students and faculty during construction, and in accordance with the M-DCPS Construction Delivery Method Matrix, the Construction Management at-Risk delivery method has been selected for this project. However, the Board reserves the right to utilize an alternative delivery method, if deemed to be in the best interest of the Board.

Office of Economic Opportunity (OEO) Review:

M-DCPS' OEO staff established the SBE/MBE and M/WBE certification status of the prime firm and each sub-consultant and verified the existence of a Memorandum of Understanding outlining roles and responsibilities for each sub-consultant, as follows:

PRIME FIRM: <u>SA is M-DCPS certified as a SBE-Tier 1 and Hispanic- American owned firm</u>  SUB-CONSULTANT FIRM NAME	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT	NON-SBE/MBE (%) COMMITMENT
Fraga Engineers, L.L.C.	Electrical Engineer	Hispanic-American	SBE Tier 1	24%	-
Fraga Engineers, L.L.C.	Mechanical Engineer	Hispanic-American	SBE Tier 1	24%	-
DDA Engineers, P.A.	Structural Engineer	Hispanic-American	-	-	4%
AMBRO, Inc.	Civil Engineer	African-American	SBE Tier 1	2%	-
Curtis + Rogers Design Studio, Inc.	Landscape Architect	Hispanic-American	SBE Tier 1	2%	-
<b>TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 15%)</b>				<b>52%</b>	<b>-</b>
TOTAL NON-SBE/MBE PARTICIPATION					4%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)				56%	

**Note:**

1. Subsequent to the negotiations, SA submitted increased commitment percentages for each of their sub-consultants. Accordingly, their total revised SBE/MBE participation increased from 32% to 52%.
2. Attachment "A" includes applicable SBE/MBE and M/WBE certificates for the prime firm and their sub-consultants at the time the RFQ Response was submitted.

**Construction Cost Estimate:** \$2,799,203 (GOB funded)

**Project Schedule:**

SA has agreed to the following A/E's document submittal schedule for Part 1 Services - Program/Master Plan for the project, including all required consultants, as follows:

**PART 1**

- Preliminary Scope and Estimate Submittal March 16, 2018
- Final Scope Definition Program and Master Plan May 16, 2018

Note: It is anticipated that Issue Resolution by M-DCPS will be completed by April 6, 2018. The Final Scope Definition Program and Master Plan must be approved prior to moving forward with Part 2 negotiations.

**PART 2 (milestones contingent on approval and signoffs for Part 1)**

- Board Commission - Full A/E Services July 18, 2018
- Phase I - Schematic Design August 20, 2018
- Phase II/III Construction Documents 50% complete October 3, 2018
- Phase II/III Construction Documents 100% complete February 13, 2019

Construction milestones (contingent on approved documents)

- Board Award - Guaranteed Maximum Price (GMP)
- Construction - Substantial Completion by:

May 2019  
August 2020

Terms & Conditions:

1. Program/Master Plan Services Fees:

SA has agreed to a lump sum fee for Program/Master Plan Services of \$17,500 (with a Construction Budget of \$2,799,203). The fee includes all required services, consultants and phasing in order to comply with the project schedule. The fee shall be paid based on completion of the following listed services:

<b>PROGRAM/MASTER PLAN SERVICES</b>	<b>% OF FEE</b>	<b>FEE</b>
Draft Submittal (complete/accepted by M-DCPS)	50%	\$8,750
Final Submittal (complete/accepted by M-DCPS)	40%	\$7,000
Final M-DCPS Approval	10%	\$1,750
<b>TOTAL PROGRAM/MASTER PLAN SERVICES FEE:</b>	<b>100%</b>	<b>\$17,500</b>

2. Supporting Services Fees:

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

- a) Project Specific Survey, (at cost x 1.06) Not-to-Exceed: **\$3,500**

Total Supporting Services Fees, Not-to-Exceed: **\$3,500**

3. Other Terms & Conditions:

- All work shall be in compliance with State Requirements for Educational Facilities, the Florida Building Code, National Fire Prevention Code, applicable life safety codes, barrier-free design guidelines, Florida Statutes, District Standards, and District Policies. Passive design elements and low-energy usage features shall be incorporated in the new work;
- 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 \$112.50/hour for the Architect, and \$112.50/hour for the Sub-consultants' Principals, for Board-authorized additional services;
- The standard multiplier for hourly compensation is limited to 2.21 for any Additional Services approved by the Board;

- The provisional multiplier for hourly compensation, for assignment of technical personnel housed in places other than A/E's offices, is limited to 1.53 for any Additional Services approved by the Board;
- The A/E shall maintain no less than a \$1,000,000 professional liability insurance policy with a maximum deductible of \$50,000, Workers Compensation/Employers Liability Insurance, Comprehensive General Liability, and Comprehensive Auto Liability Insurance; all as specified in the Agreement;
- 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;
- The A/E is required to submit a monthly SBE/MBE utilization reports to the Office of Economic Opportunity documenting compliance with the Utilization Goal; and
- The A/E has agreed to the terms and conditions of the Agreement and will commence services upon Board commissioning.

Selection Committee:

The Selection Committee consisted of the following individuals:

Committee Members:

Thomas Spaulding, ABC Member  
 Olga Pizzi, Project Manager II, Capital Construction  
 Keith Warner, Cost Estimator, Advance Planning  
 Jorge Bonsenor, Sr. Project Manager, Maintenance  
 Asmide Louizi, SBE Contracts Compliance Manager  
 Meriel Seymore, ABC Member

Representing

Superintendent of Schools  
 Office of School Facilities  
 Office of School Facilities  
 Office of School Facilities  
 Office of Economic Opportunity  
 Community Representative

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Antoinette Baldwin, Professional Selection Analyst, A/E Selection & Negotiations, acted as the facilitator (non-voting) for the interviews and served as chief negotiator during negotiations.

Project Funding (GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1607100	24240000	740000	01423000

Prior Commissions:

The Board has commissioned SA for the following services within the last three years:

- A/E of Record at Earlington Heights Elementary School  
Part 1 services (Program/Master Plan) for GOB funded Renovations and P.E. Shelter Replacement - Project Number 01423200  
Date of Commission: October 11, 2017
- Architectural/Engineering Projects Consultant (A/EPC) for Miscellaneous Projects up to \$2M each for a 4-year term with extensions at the option of the Board  
Date of Commission: April 17, 2013  
Extension: April 5, 2017 to October 16, 2017  
Extension: October 11, 2017 to April 16, 2018
- A/E of Record at M. A. Milan K-8 Center  
Part 1 services (Program/Master Plan) for GOB funded Renovations and P.E. Shelter Replacement (Phase 1) - Project Number 01423600  
Date of Commission: March 15, 2017
- A/E of Record at New Secondary Facility at Dr. Michael M. Krop Senior High School  
GOB funded Reuse of Madie Ives Elementary Classroom Addition - Project Number 01649000  
Date of Commission: October 5, 2016
- A/E of Record for Madie Ives Elementary School  
GOB funded K-8 Conversion Addition & Renovations - Project Number 01337500  
Date of Commission: February 11, 2015

Principal:

The Principal/Owner designated to be directly responsible to the Board for Silva Architects, L.L.C., is Mr. Rolando Silva. The firm is located at 135 San Lorenzo Avenue, Suite 880, Coral Gables, Florida 33146.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission Silva Architects, L.L.C., as Architect/Engineer for Part 1 Services (Program/Master Plan) for General Obligation Bond funded Renovations at George Washington Carver Middle School, located at 4901 Lincoln Drive, Coral Gables, Florida 33133, Project Number 01423000, as follows:

- 1) A lump sum fee of \$17,500 for Part 1 services; and
- 2) Fees, preliminary project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:AMB:amb

# ATTACHMENT "A"

## SBE, MBE & M/WBE CERTIFICATES

(January 17, 2018 School Board Agenda Item F-27)

COB FUNDED RENOVATIONS AT GEORGE WASHINGTON CARVER MIDDLE SCHOOL  
LEGAL ADV 154

### SILVA ARCHITECTS, L.L.C. ARCHITECT

#### MIAMI-DADE COUNTY PUBLIC SCHOOLS



#### Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT  
**Silva Architects, LLC**

IS OWNED AND CONTROLLED BY A(N)  
**TIER 1**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

May 6, 2017    May 6, 2020    6508324  
Issue Date    Expiration Date    Vendor No.

*Michelle Hicks-Lewis*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

#### MIAMI-DADE COUNTY PUBLIC SCHOOLS



#### Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT  
**Silva Architects, LLC**

IS OWNED AND CONTROLLED BY A(N)  
**HISPANIC AMERICAN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

May 6, 2017    May 6, 2020    6508324  
Issue Date    Expiration Date    Vendor No.

*Michelle Hicks-Lewis*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132



# ATTACHMENT "A"

## SBE, MBE & M/WBE CERTIFICATES

(January 17, 2018 School Board Agenda Item F-27)

GOB-FUNDED RENOVATIONS AT GEORGE WASHINGTON CARVER MIDDLE SCHOOL  
LEGAL AD # 157

### FRAGA ENGINEERS, LLC. MECHANICAL/ELECTRICAL ENGINEERS

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT  
**Fraga Engineers, LLC**

IS OWNED AND CONTROLLED BY A(N)  
**TIER 1**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 19, 2016    November 19, 2019    6615896  
Issue Date        Expiration Date    Vendor No.

*Michelle Kisha-Lars*  
Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT  
**Fraga Engineers, LLC**

IS OWNED AND CONTROLLED BY A(N)  
**HISPANIC AMERICAN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 19, 2016    November 19, 2019    6615896  
Issue Date        Expiration Date    Vendor No.

*Michelle Kisha-Lars*  
Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

# ATTACHMENT "A"

## SBE, MBE & M/WBE CERTIFICATES

(January 17, 2018 School Board Agenda Item F-27)

GOB-FUNDED RENOVATIONS AT GEORGE WASHINGTON CARVER MIDDLE SCHOOL  
LEGAL AD # 154

### DDA ENGINEERS, P.A. STRUCTURAL ENGINEER

#### MIAMI-DADE COUNTY PUBLIC SCHOOLS



#### MINORITY/WOMEN BUSINESS ENTERPRISE CERTIFICATE

THIS CERTIFIES THAT

**DDA Engineers, P.A.**

IS OWNED AND CONTROLLED BY A(N)

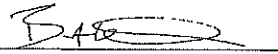
**HISPANIC AMERICAN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

April 8, 2015  
Issue Date

April 8, 2018  
Expiration Date

6502893  
Vendor No.

  
Brian Williams, OEO Development Officer  
Office of Economic Opportunity  
1450 NE 2<sup>nd</sup> Avenue, Suite 428  
Miami, Florida 33132

**ATTACHMENT "A"**  
**SBE, MBE & M/WBE CERTIFICATES**  
(January 17, 2018 School Board Agenda Item F-27)

COB-FUNDED RENOVATIONS AT GEORGE WASHINGTON CARVER MIDDLE SCHOOL  
LEGAL AID # 154

**AMBRO, INC.**  
**CIVIL ENGINEER**

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



**Small Business Enterprise (SBE) Certificate**

THIS CERTIFIES THAT  
**Ambro, Inc.**


IS OWNED AND CONTROLLED BY A/M  
**TIER 1**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

July 6, 2017    July 6, 2020    6515933  
Issue Date    Expiration Date    Vendor No.

*Michelle Nicole Lewis*  
Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



**Minority/Women Business Enterprise (MWBE) Certificate**

THIS CERTIFIES THAT  
**Ambro, Inc.**

IS OWNED AND CONTROLLED BY A/M  
**AFRICAN AMERICAN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

July 6, 2017    July 6, 2020    6515933  
Issue Date    Expiration Date    Vendor No.

*Michelle Nicole Lewis*  
Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

**ATTACHMENT "A"**  
**SBE, MBE & M/WBE CERTIFICATES**  
(January 17, 2018 School Board Agenda Item F-27)

COB-FUNDED RENOVATIONS AT GEORGE WASHINGTON CARVER MIDDLE SCHOOL  
LEGAL AD #154

**CURTIS ROGERS DESIGN STUDIO, INC.**  
**LANDSCAPE ARCHITECT**

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



**Small Business Enterprise (SBE) Certificate**

THIS CERTIFIES THAT  
**Curtis & Rogers Design Studio, Inc.**

IS OWNED AND CONTROLLED BY A(N)  
**TIER 1**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

March 29, 2016	March 29, 2019	6515948
Issue Date	Expiration Date	Vendor No.

*Michelle Pickett-Lewis*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



**Minority/Women Business Enterprise (MWBE) Certificate**

THIS CERTIFIES THAT  
**Curtis & Rogers Design Studio, Inc.**

IS OWNED AND CONTROLLED BY A(N)  
**HISPANIC AMERICAN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

March 29, 2016	March 29, 2019	6515948
Issue Date	Expiration Date	Vendor No.

*Michelle Pickett-Lewis*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132