

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

SUBJECT: COMMISSION OF SILVA ARCHITECTS, L.L.C., AS ARCHITECT/ENGINEER OF RECORD FOR THE GENERAL OBLIGATION BOND FUNDED PARTIAL REPLACEMENT PROJECT AT CORAL GABLES SENIOR HIGH SCHOOL, LOCATED AT 450 BIRD ROAD, CORAL GABLES, FLORIDA 33146 (A REUSE OF DR. MICHAEL M. KROP SENIOR HIGH SCHOOL I-PREP), PROJECT NUMBER 01847600

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In accordance with Florida Statute 287.055, no public notice or utilization of the competitive selection process is required for reuse of existing plans from a prior project of the Board.

On October 5, 2016, Silva Architects, L.L.C., (SA), was commissioned by the Board as Architect/Engineer of Record (A/E) for the partial General Obligation Bond (GOB) funded New Secondary Facility in northeast Miami-Dade on the Dr. Michael M. Krop Senior High School (SHS) I-Prep site. Due to the similarity of scope and programming for the GOB-funded Partial Replacement Project at Coral Gables Senior High School (SHS), located at 450 Bird Road, Coral Gables, Florida 33146, Project Number 01847600; staff determined that a reuse of New Secondary Facility in northeast Miami-Dade on the Dr. Michael M. Krop SHS I-Prep site would be economically advantageous to the District. This determination is based on providing cost efficiencies, expedited design and construction duration to meet the scheduled construction completion and occupancy date of August 2020.

Negotiations with SA as A/E of Record have been successfully concluded, as follows:

Scope of Professional Services:

Based on the Program Package by M-DCPS' Advanced Planning (dated April 2018) the A/E scope of services for site adaption includes, but is not limited to, the following:

- Field verification of all existing site conditions and development of a final approved Facilities List, Project Schedule and Cost Estimate;
- Site-adaptation and building modifications to address program spaces;

- Updating the existing Construction Documents to comply with the most current version of the Florida Building Code, State Requirements for Educational Facilities (SREF), Florida Fire Prevention Code, National Fire Prevention Association 101 (Life Safety Code), and all other applicable codes;
- Updating the documents to comply with M-DCPS Design Standards (written request for any deviations must be approved by M-DCPS);
- Updating of Life-Cycle Cost Analysis for the new building based on final configuration/program;
- Coordination with District departments and regulatory agencies;
- Development of all infrastructure/utility tie-ins;
- Development of Phasing Plan;
- Development of deductive alternates as may be required; and
- Coordination with District departments and regulatory agencies including but not limited to City of Coral Gables.

Project Scope:

The Partial Replacement Project includes, but is not limited to, the reuse and construction of a new two-story building of approximately 32,837 gross square feet (a reuse of New Secondary Facility in northeast Miami-Dade on the Dr. Michael M. Krop SHS I-Prep site), to be constructed approximately where the current Building 7 is located at Coral Gables SHS (Central Region Center), with a capacity of 307 student stations (s.s.). The new building will include, but is not limited to, the following:

- Castaldi Study for Building 6 & part of Building 7;
- Demolition of Building 6 and partial demolition of Building 7;
- New 2-story Building with 307 s.s. (Reuse of Dr. Michael M. Krop I-Prep Building);
- Mechanical, Electrical & Plumbing Engineering (MEP) Study/Program (including detailed scope, phasing plan, schedule and construction cost estimate) for a new chiller plant and electrical vault that will replace the current system and be sized with capacity to accommodate not only new building but also the remaining buildings on the campus;
- Restore/landscape remaining site at areas demolished; and
- All work shall be in compliance with M-DCPS Design Criteria and Standards, SREF, all applicable Codes and Board Policies.

Construction Delivery Method:

In accordance with the M-DCPS Construction Delivery Method Matrix, the traditional hard bid 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.

Construction Cost Estimate: \$7,910,671 (GOB-funded)

Office of Economic Opportunity (OEO) Review

Since this is a reuse project, the A/E is required to use the same team of Sub-

consultants, and meet the same Mandatory Sub-consultant Utilization Goal of 25% as the original commission. M-DCPS OEO staff verified the Small Business Enterprises (SBE) or Micro Business Enterprises (MBE) and Minority/Women Business Enterprises (M/WBE) certification status of each sub-consultant, as follows:

PRIME FIRM Silva Architects, LLC is M-DCPS certified Hispanic-American and SBE-Tier 1 SUB-CONSULTANT FIRM NAME	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
DDA Engineers, Inc.	Structural Engineer	Hispanic-American	-	-
Fraga Engineers, L.L.C.	Electrical Engineer	Hispanic-American	SBE-Tier 1	11%
Fraga Engineers, L.L.C.	Mechanical Engineer	Hispanic-American	SBE-Tier 1	14%
Ambro, Inc. (see note 1)	Civil Engineer	African-American	SBE-Tier 1	4%
O'Leary Richards Design Corp.	Landscape Architect	Women	MBE	2%
SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal 25%)				31%

S/MBE SUPPORT SERVICES	SERVICE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY
Go Green Document Solutions, Inc. (see note 2)	Printing and Reproduction	African-American	MBE

Notes:

- (1) Subsequent to the negotiations, SA has elected to replace Schwebke-Shiskin & Associates, Inc. (the original civil engineer on the Krop I-Prep project), with the firm of Ambro, Inc. (Ambro), as civil engineer for the reuse project. Ambro is certified with the District as SBE Tier 1 and African-American owned firm. Accordingly, SA's total revised SBE/MBE participation increased from 27% to 31%.
- (2) Subsequent to the negotiations, SA submitted correspondence stating that they intend to use Go Green Document Solutions, Inc., to provide printing services for the project.
- (3) Attachment "A" includes applicable SBE, MBE and M/WBE certificates for the prime firm and their sub-consultants.

Project Schedule:

Silva Architects, L.L.C., has agreed to the following document submittal schedule:

- Phase I - Schematic Design (including site adaptation and MEP Study) Submittal: August 16, 2018

- Phase II/III - Construction Documents 100% complete and accepted by M-DCPS: January 31, 2019

Note: The schedule for the project is extremely aggressive. There will not be a Phase II/III Construction Documents 50% complete submittal since this project will be based on reuse of plans. The Phase II/III - Construction Documents 100% complete submittal due date for the A/E is predicated on M-DCPS' acceptance of the Phase I - Schematic Design documents, by no later than September 13, 2018.

Project construction milestone dates are as follows:

- Board Award: May 2019
- Construction - Substantial Completion by (13 months): June 2020
- Final Completion by: July 2020
- School Opening by: August 2020

Terms & Conditions:

A. Basic Services Fee:

SA has agreed to a lump sum reuse fee for Basic Services of \$375,000 which represents approximately 4.74% of the Construction Budget of \$7,910,671. This Basic Services reuse fee shall include, but is not limited to, all required A/E design and construction administration services, sub-consultants, code and design criteria updates, site adaptation, FISH documentation, and phasing of construction documents to comply with the project schedule and construction budget, unless noted otherwise as Supporting Services fees. Basic Services reuse 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)	25%	\$ 93,750
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	25%	\$ 93,750
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/ Building Official)	10%	\$ 37,500
Phase IV - Bid/Award	4%	\$ 15,000

Phase V - (A) Construction Administration	30%	\$112,500
Phase V - (B) Punch List/Closeout	5%	\$ 18,750
Phase VI - Warranty	1%	\$ 3,750
TOTAL BASIC SERVICES FEE:	100%	\$375,000

B. Supporting Services Fees:

- 1) Castaldi Study for Building 6 \$9,000
- 2) Castaldi Study for part of Building 7 \$9,000
- 3) MEP Study/Program \$30,000

Total Supporting Services Fees: \$48,000

C. The following services require prior written authorization by the Board's designee:

- 1) MEP Work Design & Construction Administration: \$255,000
- 2) Project-specific Land Survey, including Ground Penetrating Radar and report, at cost x 1.06, Not-to-Exceed: \$28,000
- 3) HVAC Test & Balance Services, at cost x 1.06, Not-to-Exceed: \$25,000
- 4) Additional Site Visits: A maximum of 140 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed: \$31,500

Total Supporting Services Fees requiring prior authorization: \$339,500

D. Other Terms & 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 \$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 is limited to 1.53 for any Additional Services approved by the Board;
- The A/E shall maintain no less than a \$1 million Professional Liability insurance policy with a maximum deductible of \$25,000; Commercial General Liability Insurance; Automobile Liability Insurance; Workers' Compensation/Employers' 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; and
- The A/E has agreed to the terms and conditions of the Agreement and will commence services upon Board commission.

Project Funding (GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	563000	1707100	26240000	740000	01847600
391000	563000	1707100	26240000	740000	01847600
301000	563000	1707100	26240000	740000	01847600

Prior Commissions:

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

- A/E at George Washington Carver Middle School
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project Number 01423000
Date of Commission: January 17, 2018
- A/E of Record at M. A. Milan K-8 Center
Part 2 services (Full A/E Services) for GOB-funded Renovations and P.E. Shelter Replacement (Phase 1) - Project Number 01423600
Date of Commission: January 17, 2018
- A/E 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 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

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for SA is 3.50 (most recent average scores for projects currently underway or completed within the last three years, based on a scale of 1-5, low to high, for 1st quarter of 2018).

Principal

The Principal/Owner designated to be directly responsible to the Board for Silva Architects, L.L.C., is 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 of Record for Partial Replacement Project at Coral Gables Senior High School, (a reuse of Dr. Michael M. Krop Senior High School I-Prep) located at 450 Bird Road, Coral Gables, Florida 33146, Project Number 01847600, as follows:

- 1) a lump sum fee of \$375,000 for A/E Basic Services; and
- 2) supporting services and fees, 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

(May 16, 2018 School Board Agenda Item F-33)

GOB-FUNDED PARTIAL REPLACEMENT AT CORAL GABLES SENIOR HIGH SCHOOL
(reuse of Krop SHS I-Prep Building)

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 6506324
Issue Date Expiration Date Vendor No.

Michelle Ricks-Lenz

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 6506324
Issue Date Expiration Date Vendor No.

Michelle Ricks-Lenz

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1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

ATTACHMENT "A"

SBE, MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-33)

GOB-FUNDED PARTIAL REPLACEMENT AT CORAL GABLES SENIOR HIGH SCHOOL
(reuse of Krop SHS I-Prep Building)

FRAGA ENGINEERS, L.L.C. 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(M)
TIER 1

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 19, 2016 November 19, 2019 6515896
Issue Date Expiration Date Vendor No.

Michelle Hicks-Lenz

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(M)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 19, 2016 November 19, 2019 6515896
Issue Date Expiration Date Vendor No.

Michelle Hicks-Lenz

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Miami, Florida 33132

ATTACHMENT "A"
SBE, MBE & M/WBE CERTIFICATES
(May 16, 2018 School Board Agenda Item F-33)

GOB-FUNDED PARTIAL REPLACEMENT AT CORAL GABLES SENIOR HIGH SCHOOL
(reuse of Krop SHS I-Prep Building)

DDA ENGINEERS, P.A.
STRUCTURAL ENGINEER

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) 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

Michelle Rios-Lopez

April 10, 2018 April 10, 2021 6502893
Issue Date Expiration Date Vendor No.

Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 426
Miami, Florida 33132

ATTACHMENT "A"
SBE, MBE & M/WBE CERTIFICATES
(May 16, 2018 School Board Agenda Item F-33)

GOB-FUNDED PARTIAL REPLACEMENT AT CORAL GABLES SENIOR HIGH SCHOOL
(reuse of Krop SHS I-Prep Building)

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(N)
TIER 1

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

July 6, 2017 July 6, 2020 6515833
Issue Date Expiration Date Vendor No.

Michelle Hicks-Lenz
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(N)
AFRICAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

July 6, 2017 July 6, 2020 6515833
Issue Date Expiration Date Vendor No.

Michelle Hicks-Lenz
Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

ATTACHMENT "A"
SBE, MBE & M/WBE CERTIFICATES
(May 16, 2018 School Board Agenda Item F-33)

GOB-FUNDED PARTIAL REPLACEMENT AT CORAL GABLES SENIOR HIGH SCHOOL
(reuse of Krop SHS I-Prep Building)

O'LEARY RICHARDS DESIGN CORPORATION
LANDSCAPE ARCHITECTURE

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate


THIS CERTIFIES THAT
O'leary Richards Design Corp.

OWNED AND CONTROLLED FIRM, PURSUANT TO
PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

July 30, 2016 July 30, 2019 6515844
Issue Date Expiration Date Vendor No.

Michelle Richards-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
O'leary Richards Design Corp.

IS OWNED AND CONTROLLED BY A(M)
WOMEN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

July 30, 2016 July 30, 2019 6515844
Issue Date Expiration Date Vendor No.

Michelle Richards-Lewis
Office of Economic Opportunity
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Miami, Florida 33132