

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

**SUBJECT: COMMISSIONING OF SILVA ARCHITECTS, LLC, AS ARCHITECT/ENGINEER OF RECORD FOR THE NEW GRADE 6-12 FACILITY & MAST ACADEMY RENOVATIONS, LOCATED AT 3979 RICKENBACKER CAUSEWAY, MIAMI, FL 33149; PROJECT NOS. 01216100 (SECTOR 1, NEW GRADE 6-12 FACILITY); 01292000 (SECTOR 2, MAST ACADEMY RENOVATIONS) AND 01214200 (SECTOR 3, PLAYFIELD SUPPORT SPACES)**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY**

Introduction

In February 2013, a solicitation was issued for an Architect/Engineer of Record (A/E) firm to provide programming, scope validation, project phasing and full architectural/engineering design and construction administration services for the New Grades 6-12 Facility & MAST Academy Renovations. Seventeen firms applied and eight firms were short-listed. Subsequently, one firm (ACAI Associates, Inc.) withdrew from the selection process prior to interviewing on May 28, 2013. The remaining seven firms were interviewed and ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Silva Architects, LLC *
2	Wolfberg Alvarez & Partners *
3	Zyscovich, Inc.
4	MC Harry & Associates, Inc.
5	Rizo Carreño & Partners *
6	SR Architects, PA *
7	Rodriguez & Quiroga Architects Chartered *

\* Holds a current M-DCPS M/WBE Certificate

The Selection Committee was composed of the following individuals:

Committee Members

John Gilbert, Village Manager, Key Biscayne  
Armando Ubals, Executive Director  
Silvia Gonzalez, Architect  
Ivan Gonzalez, Senior Project Manager  
Ed Ford, AE Analyst III / Facilitator

Representing

Superintendent of Schools  
M-DCPS Office of School Facilities  
M-DCPS Office of School Facilities  
M-DCPS Office of School Facilities  
M-DCPS A/E Selection & Negotiations

Attending the interviews and scoring tabulations was a representative of the Office of the Inspector General.

Assisting with the interview scoring and tabulations was a representative of the Office of Management and Compliance Audits.

Negotiations with Silva Architects, LLC (SA), have been successfully concluded and the firm has agreed to provide full A/E services, as follows:

Project Description and Scope

- Existing Campus:

The existing MAST Academy senior high school campus consists of one main 2-story building with several smaller support buildings located on an 11-acre site on Virginia Key in unincorporated Miami-Dade. The original structure, built in the 1980's, was converted to a senior high school in 1990.

- Project Scope:

The scope of work for the project includes, but is not limited to, the following (which may include multiple phases for each sector):

- Sector 1 - a new multi-story grade 6-12 facility for at least 1,100 students (+/- 470 student stations for grades 6-8 and 630 for grades 9-12) with general purpose classrooms, flexible and technology-based instructional spaces, administrative offices and support spaces, drop-offs, all required MEP upgrades and connections, and all required on-site and off-site improvements. The facility shall operate as a "School-within-a-School" over parking.
- Sector 2 - remodeling/renovations of the MAST Academy.
- Sector 3 - a new concession & toilet room building, covered PE area, parking and extension of the soccer field.

A/E Services

The project services include, but are not limited to, the following:

- A complete programming package, scope validation and phasing plan for all Sectors.
- Selective demolition plans, full design services and construction administration for Sector 1 scope.
- Fees and services shall be negotiated for Sector 2 scope and brought back to the Board as an amendment to the Agreement when the scope of remodeling/renovation of the MAST Academy is finalized (by the programming and scope validation under Sector 1).
- A separate, complete pull-out package to include selective demolition plans, detailed construction phasing plans, full design services and construction administration for Sector 3.

Project Sectors must be carefully planned, phased as required, designed, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus.

The new construction shall be designed and constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system.

Construction Budget: \$13.325 Million (it should be noted that the Village of Key Biscayne is contributing half of the cost of this project).

Schedule of deliverables for A/E:

SA has agreed to the following time-sensitive document submittal schedule:

- Programming, Scope Validation, and Project Phasing Plan: July 19, 2013
- Phase I - Schematic Design: August 30, 2013
- Phase II/III Construction Documents 50% complete: October 21, 2013
- Phase II/III Construction Documents 100% complete: December 16, 2013

The need to phase this project to minimize disruption to students and faculty during construction, the potential for unknown conditions and the fact that key infrastructure will need to be shared between the new building and the existing MAST facility, all contribute to the selection of Construction Management (CM) at-Risk as the delivery method of choice. Project construction milestone dates are as follows:

- Award GMP to CMR March 2014
- Substantial Completion (Sector 1) June 2015
- Occupancy (Sector 1) August 2015
- Occupancy (Sector 2) To be determined during programming
- Occupancy (Sector 3) To be determined during programming

Terms & Conditions

A. Basic Services Fees:

SA has agreed to a lump sum fee for Basic Services of \$900,000 which represents approximately 6.75% of the Construction Budget of \$13,325,000. This fee includes all required services, consultants and phasing of construction documents in order to comply with the extremely aggressive project schedule, unless noted otherwise as supporting services. Basic Services fees shall be paid based on completion of the following listed phases:

<b>BASIC SERVICES - PHASE DESCRIPTION</b>	<b>% OF FEE</b>	<b>FEE</b>
Phase I - Schematic Design (complete/accepted by M-DCPS)	10%	\$90,000
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25%	\$225,000
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	29%	\$261,000
Phase IV - Bid/Award	2%	\$18,000
Phase V - (A) Construction Administration	29%	\$261,000
Phase V - (B) Punch List/ Closeout	4%	\$36,000
Phase VI - Warranty/Post Occupancy	1%	\$9,000
<b>TOTAL BASIC SERVICES FEE:</b>	<b>100%</b>	<b>\$900,000</b>

B. Supporting Services Fees:

- 1) Scope Validation, Programming and Project Phasing Plans lump sum fee: \$25,000

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

- 2) Additional Site Visits: A maximum of 300 additional site visits at a flat fee of \$225/site visit, not-to-exceed: \$67,500
- 3) Threshold Inspections: A maximum of 235 Threshold Inspections at a flat fee of \$225/inspection, not-to-exceed: \$52,875
- 4) At the option of the Board, a full-time on-site representative for a maximum of 300 days at a daily rate of \$425, not-to-exceed: \$127,500
- 5) Traffic Engineering Study, at cost not-to-exceed: \$18,000

Total Supporting Services Fees, not-to-exceed: \$290,875

### C. 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 Designated Specialists, for Board-authorized additional services;
- The standard and provisional multipliers for hourly compensation are limited to 2.21 and 1.53 for any additional services approved by the Board;
- The A/E shall maintain no less than a \$2 million professional liability insurance policy with a maximum deductible of \$50,000;
- 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 aggressive, time-sensitive schedule, and the terms and conditions of the Agreement and will commence services upon Board commissioning.

### Project Funding

New Grade 6-12 Facility:

Fund: 351000; Object: 563000; Location: 1716100; Program: 26150000; Function: 740000

Playfield Support:

Fund: 351000; Object: 567000; Location: 1716100; Program: 26150000; Function: 740000

### Prior Commissioning & Performance Evaluation

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

- Architectural/Engineering Project Consultant Services for Miscellaneous Projects up to \$2 Million Construction Cost each  
A/EPC Services  
Date of Commission: 04-17-13

The most recent overall performance evaluation score issued by staff to SA was for the quarter ending December 31, 2012. Based on a performance scale of 1-5 (low to high), the firm received a score of 3.89.

Principal

The Principal/Owner designated to be directly responsible to the Board for SA 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, LLC, as Architect/Engineer of Record for the New Grades 6-12 Facility & MAST Academy Renovations, located at 3979 Rickenbacker Causeway, Miami, Florida 33149, Project Nos. 01216100 (Sector 1, New Grade 6-12 Facility); 01292000 (Sector 2, MAST Academy Renovations) and 01214200 (Sector 3, Playfield Support Spaces):

- 1) a lump sum fee of \$900,000 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:EF:ef