

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

SUBJECT: COMMISSIONING OF SILVA ARCHITECTS, L.L.C., AS ARCHITECT/ENGINEER OF RECORD FOR THE PARTIALLY GENERAL OBLIGATION BOND FUNDED NEW SECONDARY FACILITY IN N.E. MIAMI-DADE ON THE DR. MICHAEL M. KROP SENIOR HIGH SCHOOL SITE, LOCATED AT 1410 N.E. 215 STREET, MIAMI, FLORIDA 33179 (A REUSE OF MADIE IVES CLASSROOM ADDITION), PROJECT NUMBER 01649000

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction

In accordance with Florida Statute 287.055, public notice requirement or utilization of the selection process is not required for reuse of existing plans from a prior project of the Board.

On February 11, 2015, Silva Architects, L.L.C., was commissioned by the Board as Architect/Engineer of Record (A/E) for the K-8 Conversion Addition and Renovation project at Madie Ives Elementary School. Staff has determined that the new classroom building from Madie Ives Elementary School can be adapted and reused for the New Secondary Facility in N.E. Miami-Dade on the Dr. Michael M. Krop Senior High School (Krop SHS) site, located at 1410 N.E. 215 Street, Miami, Florida 33179. This determination is based on the similarity of size and design, cost efficiencies, and expedited design services.

Staff has successfully concluded negotiations with Silva Architects, L.L.C., as A/E for this partially General Obligation Bond (GOB) funded New Secondary Facility on the Krop SHS site (a reuse of Madie Ives K-8 Conversion Classroom Addition), Project Number 01649000, as follows:

Scope of Professional Services

The project will require full A/E services, including assessment and scope validation, and may include other services as required by the Board. The project must be designed phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus. 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.

Project Scope

The new, two-story classroom building, approximately 30,581 gross square feet and approximately 600 new student stations, shall include, but is not limited to:

- Nine, 650 square foot General Purpose Classrooms;
- Four Open Plan Collaboration Classrooms;
- One Science Demonstration Classroom;
- One Science Lab;
- Two Computer Labs;
- Administrative/Student Services spaces; Ancillary spaces including Student and Staff Toilet Rooms, Storage and Custodial areas;
- Covered walkway(s) to connect the new building to the existing buildings; and
- Infrastructure connections to mechanical, electrical, and other systems in the existing facility.

The reuse will include interior modifications to the building resulting in a unique design for a full i-Prep program on the Krop SHS site.

Note: The existing 13 portables are scheduled to be demolished prior to the start of construction of the proposed addition (under a separate project, project number 01646300).

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 Budget: \$7,680,767 (partially GOB-funded)

Office of Economic Opportunity (OEO) Review

Because this is a reuse project, the A/E is required to use the same team of Subconsultants, and meet the same Mandatory Subconsultant Utilization Goal of 25% as the original commission. M-DCPS OEO staff verified the SBE, MBE and M/WBE certification status of each subconsultant, as follows:

PRIME FIRM <u>Silva Architects, LLC is M-DCPS certified Hispanic-American and SBE1</u>	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
SUBCONSULTANT FIRM NAME				
Fraga Engineers, LLC	Electrical Engineer	Hispanic-American	SBE-Tier 2	11%
Fraga Engineers, LLC	Mechanical Engineer	Hispanic-American	SBE-Tier 2	14%
O'Leary Richards Design Corp.	Landscape Architect	Women	MBE	2%
SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal 25%)				27%

NON-SBE/MBE SUBCONSULTANT FIRM NAME	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY
DDA Engineers, Inc.	Structural Engineer	Hispanic-American
Schwebke-Shiskin & Associates, Inc.	Civil Engineer	-

Project Schedule

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

- Final Scope Definition Program: November 3, 2016
- Phase I - Schematic Design: December 16, 2016
- Phase - II/III Construction Documents 50% complete: January 30, 2017
- Phase - II/III Construction Documents 100% complete: March 15, 2017

Note: The schedule for the project is extremely aggressive. Phase I submittal due date is predicated on M-DCPS' approval/acceptance of the Final Scope Definition Program no later than November 10, 2016; and Phase II/III – Construction Documents (CDs) 100% complete submittal due date is predicated on M-DCPS' acceptance of the Phase II/III CDs 50% complete documents no later than February 6, 2016.

Project construction milestone dates are as follows:

- Board Award: July 12, 2017
- Construction - Substantial Completion by (11 months): June 7, 2018
- Final Completion/Occupancy by: August 6, 2018

Terms & Conditions

A. Basic Services Fee:

SA has agreed to a lump sum reuse fee for Basic Services of \$365,000 which represents approximately 4.75% of the Construction Budget of \$7,680,767. This Basic Services reuse fee shall include, but is not limited to, all required A/E design and construction administration services, subconsultants, code updates, site adaptation, FISH documentation, and phasing of construction documents in order 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)	10%	\$ 36,500
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25%	\$ 91,250
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	14.5%	\$ 52,925
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	14.5%	\$ 52,925
Phase IV - Bid/Award	3%	\$ 10,950
Phase V - (A) Construction Administration	28%	\$102,200
Phase V - (B) Punch List/Closeout	4%	\$ 14,600
Phase VI - Warranty	1%	\$ 3,650
TOTAL BASIC SERVICES FEE:	100.0%	\$365,000

B. Supporting Services Fees:

- a) Final Scope Definition Program, Lump Sum Fee: \$ 15,000
(contingent on Board acceptance of the document)
- b) The following services require prior written authorization by the Board's designee:

1) Additional Site Visits: A maximum of 120 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed:	\$ 27,000
2) Traffic Study, at cost x 1.06, Not-to-Exceed:	\$ 12,000
3) Project-specific Land Survey, including Ground Penetrating Radar and report, at cost x 1.06, Not-to-Exceed:	\$ 20,000
4) HVAC Test & Balance Services, at cost x 1.06, Not-to-Exceed:	<u>\$ 15,000</u>
Total Supporting Services Fees, Not-to-Exceed:	\$ 89,000

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 Subconsultants' 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 \$50,000; 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 commissioning.

Project Funding – (partial GOB)

Fund: 351000; Object: 563000; Location: 1714100; Program: 27000000; Function: 740000

Fund: 301000; Object: 563000; Location: 1714100; Program: 27000000; Function: 740000

Fund: 391000; Object: 563000; Location: 1714100; Program: 27000000; Function: 740000

Prior Commissions:

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

- Architect/Engineer of Record for GOB-funded K-8 Conversion Addition & Renovation at Madie Ives Elementary School, Project Number 01337500
Date of Commission: 2/11/15
- Architect/Engineer of Record for GOB-funded Renovations at Miami Sunset Senior High School, Project Number 01339300
Date of Commission: 7/16/14
- Architect/Engineer of Record for New Grade 6-12 Facility and MAST Academy, Sector 1- New Grade 6-12 Facility, Project Number 01216100, and Sector 3 – Playfield Support Spaces, Project Number 01214200
Date of Commission: 6/19/13 (Amended to include Sector 2 - MAST Academy Renovations on 11/19/13, Project Number 01292000)

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 the partially General Obligation Bond funded New Secondary Facility in N.E. Miami-Dade on the Dr. Michael M. Krop Senior High School Site, located at 1410 N.E. 215 Street, Miami, Florida 33179 (a reuse of Madie Ives Classroom Addition), Project Number 01649000, as follows:

- 1) a lump sum fee of \$365,000 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:SGK:sgk