

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

SUBJECT: COMMISSIONING OF SILVA ARCHITECTS, L.L.C., AS ARCHITECT/ENGINEER OF RECORD (SHELTERED MARKET SMALL BUSINESS ENTERPRISES) FOR GENERAL OBLIGATION BOND (GOB) FUNDED, PART 1 SERVICES (PROGRAMMING AND MASTER PLAN), FOR RENOVATIONS AND P.E. SHELTER REPLACEMENT (PHASE I) AT M. A. MILAM K-8 CENTER, LOCATED AT 6020 W. 16 AVENUE, HIALEAH, FLORIDA 33012, PROJECT NUMBER 01423600

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In October 2016, a solicitation (Request for Qualifications 145) was published to competitively select an Architect/Engineer of Record (A/E) Sheltered Market Small Business Enterprise (SBE) or Micro Business Enterprise (MBE) for Part 1 and 2 services for the following General Obligation Bond (GOB) funded Project under the "Procedures for the Selection of Architects and Engineers" (Pilot Program 2nd Revision dated September 6, 2016):

- Renovations and P.E. Shelter Replacement at M. A. Milam K-8 Center, 6020 W. 16 Avenue, Hialeah, Florida, 33012, Project Number 01423600

Seven (7) firms responded to the solicitation. Two (2) firms were not evaluated due to incomplete submittals; five (5) firms were evaluated, and all five (5) firms were short-listed to interview for the project. On February 1, 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 | SR Architects, P.A. (a)(b) |
| 3 | Rodriguez Architects, Inc. (a)(b) |
| 4 | Laura M. Perez and Associates, Inc. (a)(b) |
| 5 | KVH Architects, P.A. (a)(b) |

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- Notes:
- (a) Prime firm holds a current M-DCPS Minority/Women Business Enterprise (M/WBE) Certificate
 - (b) Prime firm holds a current M-DCPS Small Business Enterprise (SBE) or 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:

Silva Architects, L.L.C., (SA) was the top-ranked firm, and in accordance with the "Procedures for the Selection of Architects and Engineers", was selected to negotiate as A/E of Record for this M.A. Milam K-8 Center project.

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 September 2016, 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 of Record professional services for full design and construction administration services and submit a Board Agenda item commissioning recommendation following approval of Part I 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 Final Scope Definition Program and Master Plan services, as follows:

School Profile:

The existing facility is on a 13-acre site and is comprised of 12 permanent buildings and associated covered walkways built between 1961 and 1998 with a total of 94,253 GSF.

Project Scope:

The preliminary scope of work for this project consists of campus-wide miscellaneous renovations, but is not limited to:

Site

- Demolition and replacement of Building 13 (P.E. Shelter) with a new 2,750 SF structure;
- Demolition of existing portables including site restoration;
- Replacement of playground and related items; and
- Re-surfacing and re-stripping of parking areas and hardcourts including replacement of basketball goal standards.

Exterior/Interior

- Replacement of damaged carpet, damaged exterior wood doors, frames and hardware (if required), and damaged storage cabinets;
- Replacement of serving line; and
- Painting of selective areas.

Plumbing

- Renovation of restrooms to include fixtures, piping and finishes.

HVAC

- Replacement of HVAC system components (as required), including Direct Digital Control (DDC), provide EMS system; and
- Replacement of cooling tower and water chiller in Building 11.

Electrical

- Replacement of selective Security Alarm contacts and provide a Security Alarm system at Building 08;
- Replacement of selective lighting fixtures and receptacles;
- Replacement of damaged distribution panels, panelboard and upgrade of electrical circuits (as required);
- Repair/replacement of generator; and
- Replacement of selective fire alarm system devices.

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, as follows:

| PRIME FIRM SA is M-DCPS certified firm as a SBE Tier 1 and Hispanic-American 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 | 16.0% | - |
| Fraga Engineers, L.L.C. | Mechanical Engineer | Hispanic-American | SBE Tier 1 | 17.0% | - |
| DDA Engineers, P.A. | Structural Engineer | Hispanic-American | - | - | 5.0% |
| AMBRO, Inc. | Civil Engineer | African-American | SBE Tier 1 | 4.0% | |
| Curtis + Rogers Design Studio, Inc. | Landscape Architect | Hispanic-American | SBE Tier 1 | 2.0% | - |
| TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 15%) | | | | 39.0% | - |
| TOTAL NON-SBE/MBE PARTICIPATION | | | | - | 5.0% |
| TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE) | | | | 44.0% | |

Construction Cost Estimate: \$4,143,452 (GOB-funded)

Project Schedule:

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

PART 1

- Draft Scope Definition Program & Master Plan (Submittal) June 20, 2017
- 100% Final Scope Definition Program & Master Plan (Submittal) July 19, 2017

Note: It is anticipated that Issue Resolution by M-DCPS will be completed by July 5, 2017, and that the Final Scope Definition Program & Master Plan will be approved by July 26, 2017, in order to go forward with Part II negotiations.

PART 2 (milestone dates contingent on approval and signoffs for Part 1)

- Board Commission - Full A/E Services September 2017
- Phase 1 - Schematic Design September 2017
- Phase II/III Construction Documents 50% complete November 2017
- Phase II/III Construction Documents 100% complete January 2018

Construction milestone dates (contingent on approved documents)

- Board Award - Guaranteed Maximum Price (GMP) July 2018
- Construction - Substantial Completion by February 2020
- Final Completion/Occupancy by March 2020

Terms & Conditions:

1. Final Scope Definition Program and Master Plan Services Fees:

SA has agreed to a lump sum fee for Final Scope Definition Program and Master Plan Services of \$19,000 (with a Construction Budget of \$4,143,452). The fee includes all required services, consultants and phasing in order to comply with the project schedule, unless noted otherwise as Supporting Services fees. The fee shall be paid based on completion of the following listed phases:

| FINAL SCOPE DEFINITION AND MASTER PLAN SERVICES | % OF FEE | FEE |
|--|-----------------|-----------------|
| Draft Submittal (complete/accepted by M-DCPS) | 50% | \$9,500 |
| 100% Completed (complete/accepted by M-DCPS) | 40% | \$7,600 |
| 100% Completed/M-DCPS Approved | 10% | \$1,900 |
| TOTAL FINAL SCOPE DEFINITION AND MASTER PLAN FEE: | 100.0% | \$19,000 |

2. The following Supporting Services require prior written authorization by the Board's designee:

a) Project-Specific Land Survey (at cost x 1.06), Not-to-Exceed: \$10,000

Total Supporting Services Fees, Not-to-Exceed \$10,000

3. 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, 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 \$500,000 professional liability insurance policy with a maximum deductible of \$10,000; 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;

- Mandatory SBE/MBE Sub-Consultants Utilization Goal is 15%. The A/E is required to submit a monthly SBE/MBE utilization report 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
 Ana Maria Arias, Planner, Advance Planning
 Marshal Washington, Sr. Project Manager,
 Facilities Operation
 Alberto Marin, Project Manager II, Construction
 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. Octavio Suarez, A/E 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 | 1342100 | 21480000 | 740000 | 01423600 |

Prior Commissions:

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

- 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
- A/E of Record for Miami Sunset Senior
 GOB-funded Renovations - Project Number 01339300
 Date of Commission: July 16, 2014

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 to provide Part 1 Services (programming and master plan) for Renovations and P.E. Shelter Replacement (Phase I) at M. A. Milam K-8 Center, located at 6020 W. 16 Avenue, Hialeah, Florida 33012, Project Number 01423600, as follows:

- 1) A lump sum fee of \$19,000 for Part 1 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:ODS:amb