

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

SUBJECT: COMMISSION OF SILVA ARCHITECTS, L.L.C., AS ARCHITECT/ENGINEER OF RECORD (A/E), SHELTERED MARKET, SMALL BUSINESS ENTERPRISE, FOR PART 2 (FULL A/E) SERVICES FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS & NEW P.E. SHELTER AT EARLINGTON HEIGHTS ELEMENTARY SCHOOL, PROJECT NUMBER 01423200

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

On October 11, 2017, the Board commissioned Silva Architects, L.L.C. (SA), for Part 1 Services (Program/Master Plan) as advertised under Request for Qualifications 152 for Architect/Engineer of Record (A/E), Sheltered Market for Small Business Enterprises (SBE) & Micro Business Enterprises (MBE), for General Obligation Bond (GOB) funded Renovations and New P.E. Shelter at Earlington Heights Elementary School, located at 4750 N.W. 22 Avenue, Miami, FL 33142. The Final Scope Definition Program/Master Plan document submitted by SA received M-DCPS approval on March 5, 2019. Negotiations with SA were successfully concluded and the firm has agreed to provide Part 2, full A/E services, for the project as follows:

Project Scope:

The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus. Based on the Final Scope Definition Program/Master Plan dated February 14, 2019, the general scope of campus-wide renovations includes, but is not limited to:

Site

- Demolition of existing portable building and site restoration;
- New Pre-manufactured Glulam PE Shelter;
- Resurface and re-stripe two basketball/volleyball courts and six half courts; provide six new backboards, rims, nets, metal gooseneck type standards; and
- Replace the Elementary Playground with new equipment, impact surface and shade structure, and provide new shade structure for the Pre-K Playground.

Building 01 – Main Building (Classrooms & Administration)

- Re-roofing of the entire roof;
- Selective repair of damaged coral rock exterior walls;
- Replace wood windows and shades with new impact resistant windows including any associated repairs to structure and finishes;
- Selective replacement of wood flooring and baseboards in Rooms 001, 002, 004, 005B, 006, 006C, 010, 011, 011A and 011B, with luxury vinyl tile (LVT), vinyl cove base, including associated structural repairs and finishes;
- Replace existing window air conditioning units with new floor-mounted Bard/Marvair type units connected to the Energy Management System (EMS) controls; and provide a new dedicated Direct Expansion (Dx) air conditioning unit and ductwork to Main Telecom Room (including related plumbing, electrical and repairs to finishes);
- Replace six restroom ventilations fans with new in-ceiling fans including related electrical and repairs to finishes;
- Replace domestic water piping in crawl spaces, from student restrooms and staff toilets to service entrance (including related plumbing, electrical, structural and repairs to finishes);
- Replace four, 100-amp panel boards in corridors, including related electrical and repairs to finishes;
- Provide approximately twelve emergency exit signs in breezeway corridors to comply with Code, including related electrical and repairs to finishes;
- Provide new fire alarm devices in crawl spaces to connect to the existing fire alarm system panel including related electrical and repairs to finishes;
- Provide conduit and pull-string for seventeen security cameras to connect to the existing security camera system panel;
- Provide five security alarm motion detectors and five security alarm contacts to connect to the existing security alarm system panel (including related conduits, equipment and programming). All devices and conduits to terminate at the Main IDF Room 028H in Building 05; and
- Replace existing casework in Room 006, with new built-in counters and cabinets, including related electrical and repairs to finishes.

Building 02 - Cafeteria

- Replace wood windows and shades with new impact resistant windows including related repairs to structure and finishes;
- Replace the stage wood flooring and baseboard, including related repairs to structure and finishes;
- Provide a new roof mounted DX air conditioning unit and ductwork to serve the kitchen, a new Hood #2, and a new DX air conditioning unit for the new enclosed Dry Storage including related structural, roofing, plumbing, electrical and repairs to finishes;
- Replace kitchen hood exhaust fans to comply with Code, including structural and roofing upgrades and related plumbing, electrical and repairs to finishes;
- Replace domestic water piping and cast-iron sanitary piping in kitchen crawl spaces, including temporary disconnect of existing kitchen equipment including related structural, plumbing, electrical and repairs to finishes;

- Remove the existing grease traps from kitchen, and provide Code-compliant DERM approved grease traps at exterior of Service Area;
- Replace boiler with a new gas water heater, including related plumbing, electrical and repairs to finishes• Replace existing electrical disconnect device including related electrical and finishes; and
- Provide new fire alarm devices in crawl spaces to connect to the existing fire alarm system panel including related electrical and finishes.

Campus-Wide

- Connect all HVAC equipment throughout the facility to the new EMS system control panel, with new EMS controls commissioned by M-DCPS; and
- Exterior painting and selective interior painting throughout entire campus, including repairs and preparing surfaces for painting.

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 (CMR) delivery method has been selected for this project. On October 11, 2017, the Board commissioned Veitia Padron Incorporated as CMR firm for the project. 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 Memoranda of Understanding outlining roles and responsibilities, as follows:

PRIME FIRM <u>SA is M-DCPS certified</u> <u>as a SBE Tier 1 and Hispanic-</u> <u>American owned firm</u> <u>(certifications expiration date:</u> <u>5/6/20)</u> <u>see note (3)</u> SUB-CONSULTANT FIRM NAME	DISCIPLINE/ ROLE	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE CERTIFICATION & EXPIRATION DATE <i>(see note (3))</i>	GOAL % COMMITMENT	NON-SBE/MBE %
Fraga Engineers, L.L.C.	Electrical Engineer	Hispanic-American (11/19/19)	SBE Tier 1 (11/19/19)	21.3%	-
Fraga Engineers, L.L.C.	Mechanical Engineer	Hispanic- American (11/19/19)	SBE Tier 1 (11/19/19)	16.7%	-
DDA Engineers, P.A.	Structural Engineer	Hispanic-American (4/10/21)	-	-	8%
AMBRO, Inc.	Civil Engineer	African-American (7/6/20)	SBE Tier 1 (7/6/20)	3%	-
TOTAL SBE/MBE PARTICIPATION - see note (2) (M-DCPS Mandatory SBE/MBE Goal: 15%)				41%	-
TOTAL NON-SBE/MBE PARTICIPATION					8%

TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)	49%
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Notes:

- (1) During Part 1 Services (Program/Master Plan) SA determined that Landscape Architect services were not required for the scope of work. Therefore, the Landscape Architect services by Curtis + Rogers Design Studio, Inc. (CRDS) will not be required. This adjustment will not affect the SBE/MBE participation because SA has increased their total SBE/MBE participation. Should it be determined at a later date that Landscape Architect services are required during the execution of the project, SA shall provide the services and will not be entitled to request additional services fees related to Landscape Architect work.
- (2) Subsequent to the negotiations, SA submitted revised utilization commitment percentage for each of their sub-consultants. Accordingly, their total revised SBE/MBE participation increased from 34% to 41%.
- (3) SBE/MBE certification is based on OEO's review of each firm's Annual Eligibility Affidavit to determine compliance with the eligibility criteria of the respective certification requirements.

Construction Budget: \$2,435,578 (GOB-funded)

Project Schedule:

SA has agreed to the following A/E's document submittal schedule for Part 2 Services:

- Board Commission - Full A/E Services April 17, 2019
- Phase I - Schematic Design May 15, 2019
- Phase II/III - Construction Documents 50% complete July 10, 2019
- Phase II/III - Construction Documents 100% complete December 2, 2019

Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design acceptance no later than May 24, 2019.

Construction milestone dates:

- Board Award - Guaranteed Maximum Price (GMP) February 2020
- Construction - Substantial Completion April 2021

Terms & Conditions:

1. Basic Services Fees:

SA has agreed to a lump sum fee for Basic Services of \$190,000 which represents approximately 7.8% of the Construction Budget of \$2,435,578. This Basic Services fee includes all required services, consultants, phasing and development of bid deductive alternates in order to comply with the project schedule and budget, unless noted otherwise as Supporting Services fees. Basic Services 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)	10.0%	\$19,000
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25.0%	\$47,500

Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	15%	\$28,500
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	12%	\$22,800
Phase IV - Bid/Award	2.0%	\$3,800
Phase V - (A) Construction Administration	30.0%	\$57,000
Phase V - (B) Punch List/Closeout	5.0%	\$9,500
Phase VI - Warranty	1.0%	\$1,900
TOTAL BASIC SERVICES LUMP SUM FEE:	100.0%	\$190,000

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

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| a) Additional Site Visits: A maximum of 75 additional site visits at a flat fee of \$250/site visit: | \$18,750 |
| b) Project Specific Land Survey, Not-to-Exceed: | \$ 10,000 |
| c) HVAC Test & Balance, Not-to-Exceed: | <u>\$25,000</u> |
| Total Supporting Services Fees, Not-to-Exceed: | \$53,750 |

3. Other Terms & Conditions:

- All work shall be in compliance with State Requirements for Educational Facilities, the Florida Building Code, National Fire Protection Association, Florida Fire Prevention Code (life safety), barrier-free design guidelines, Florida Statutes and District Design Standards and Policies;
- 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 \$135/hour for the Architect, and \$135/hour for the Sub-consultants' Principals, for Board-authorized additional services;
- The standard multiplier for hourly compensation is limited to 2.40 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 1.70 for any Additional Services approved by the Board;

- The A/E shall maintain no less than a \$500,000 Professional Liability Practice Policy with a maximum deductible of \$25,000; Workers Compensation/Employers' Liability Insurance; Commercial General Liability Insurance, Automobile 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 report monthly on SBE/MBE Utilization to the Office of Economic Opportunity. All compliance reporting shall be submitted through the M-DCPS Online Diversity Compliance System; and
- The A/E has agreed to the terms and conditions of the Agreement and will commence services upon Board commissioning.

Project Funding (GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1156100	19650000	740000	01423200

Prior Commissions:

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

- Architectural/Engineering Projects Consultant (Sheltered Market for Small/Micro Business Enterprises) for Miscellaneous Projects up to \$2M each for a 4-year term
Date of Commission: July 25, 2018 - July 25, 2022
- Architect/Engineer (A/E) of Record for Coral Gables Senior School
GOB funded Partial Replacement - Project Number 01847600
Date of Commission: May 16, 2018
- A/E at George Washington Carver Middle School
Part 1 services (Program/Masterplan) for GOB funded Renovations - Project Number 01423000
Date of Commission: January 17, 2018
- A/E of Record at M. A. Milam K-8 Center
Part 2 (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/Masterplan) for GOB funded Renovations and New P.E. Shelter - Project Number 01423200
Date of Commission: October 11, 2017

- A/E at M. A. Milam K-8 center
Part 1 services (Program/Masterplan) 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 Score:

M-DCPS' A/E Performance Evaluations ratings are the average score received from staff for all projects currently underway or completed within the previous three years. Ratings are based on a scale of 1.00 to 5.00, with 5.00 as the highest rating. This score is current as of December 31, 2018: 3.48.

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, FL 33146.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Silva Architects, L.L.C., as Architect/Engineer of Record (A/E), Sheltered Market, Small Business Enterprise, for Part 2 (Full A/E) services for General Obligation Bond Funded Renovations & New P.E. Shelter at Earlington Heights Elementary School, located at 4750 N.W. 22 Avenue, Miami, FL 33142, Project Number 01423200, as follows:

- 1) A lump sum fee of \$190,000 for Part 2 Basic Services; and
- 2) Project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:CV:cv