

Office of School Facilities
Raul F. Perez, Chief Facilities Design & Construction Officer

SUBJECT: COMMISSION OF SILVA ARCHITECTS, L.L.C., AS ARCHITECT/ENGINEER OF RECORD FOR GENERAL OBLIGATION BOND FUNDED PHASE II REPLACEMENT OF BUILDING 01 AT PALM SPRINGS NORTH ELEMENTARY SCHOOL (A REUSE OF MADIE IVES BUILDING 04), PROJECT NUMBER 01775600

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 February 11, 2015, Silva Architects, L.L.C. (SA), was commissioned by the Board as Architect/Engineer of Record (A/E) for General Obligation Bond (GOB) funded K-8 Conversion, Addition and Renovations at Madie Ives Elementary School, Project No. 01337500. M-DCPS contracted with SA to determine the feasibility of re-using the Madie Ives' two-story classroom addition (Building 04) at Palm Springs North Elementary School (ES) for Phase II Project No. 01775600 (Project). Phase I of the Project, construction of a one-story addition and demolition of all remaining portables, has been completed. The Feasibility Report by SA was completed and accepted by the Board in April 2018. Phase II, a new two-story addition, will complete the replacement of the remaining student stations from the portables' demolition and will replace existing student stations in the three-story Building 01, which is scheduled to be demolished.

Due to the similarity of scope and programming for the GOB-funded Phase II Replacement of Building 01 at Palm Springs North ES, located at 17615 N.W. 82 Avenue, Miami, Florida 33015, staff determined that a reuse of the new Madie Ives Classroom Building 04 would be economically advantageous to the District. This determination is based on providing cost efficiencies, expedited design and construction durations to meet the scheduled occupancy date of August 2021.

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

Scope of Professional Services:

Based on M-DCPS' Advance Planning Pre-Programming Package, dated March 21, 2019, the A/E scope of services 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 the Madie Ives two-story (Building 04) prototype, to address program spaces, and design of a new courtyard entry on east façade of building;
- Updating the Madie Ives classroom addition 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 current M-DCPS Design Standards, including LEED for Building Design and Construction rating system, as it relates to K-12 facilities;
- Updating the Life-Cycle Cost Analysis for the new two-story classroom building based on final configuration/program;
- Development of all infrastructure, utility and low-voltage systems tie-ins (note: existing chillers in Building 01 will be relocated to new separate Mechanical/Flammable Storage/Equipment Storage Building);
- Demolition of Building 01, and restoration of the related site area to include re-grading, new drainage and irrigation systems, and landscaping;
- Development of Phasing Plans, as required; and
- Development of deductive alternates as may be required.

Project Scope:

The project must be designed, phased and constructed to maximize safety and minimize impact of new construction and demolition on the occupied campus.

The replacement project includes, but is not limited to, the following:

- New 2-story classroom building to house 466 student stations (approximately 32,288 square feet), a reuse of Madie Ives Classroom Building 04; including new entry courtyard, 16 new parking spaces, and all required covered walkways;
- New Mechanical Equipment Building (approximately 1,853 square feet), to house existing chillers to be relocated from existing Building 01, flammable storage space and equipment storage;
- Mechanical, Electrical & Plumbing Engineering (MEP) analysis (including detailed scope, phasing plan, and schedule for the connections and re-connections of new and existing HVAC System(s), (to include temporary chillers required during switch-over); Fire Alarm, Security and Security camera systems, PA and Clock, data, tele-communications systems; and
- Demolition of existing Building 01 (pending State of Florida approval of previously submitted Castaldi Report), including related site restoration and landscaping.

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: \$9,226,913 (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 sub-consultants and meet the same Mandatory Sub-consultant S/MBE Utilization Goal of 25% as the original, prototype commission (except as noted below). 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 SA is M-DCPS Certified Hispanic-American and SBE-Tier 1 (May 6, 2020)	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE	GOAL (%) COMMITMENT	NON-SBE/MBE %
SUB-CONSULTANT FIRM NAME					
DDA Engineers, Inc.	Structural Engineer	Hispanic-American (04/10/21)	-	-	12%
Fraga Engineers, L.L.C.	Electrical Engineer	Hispanic-American (11/19/19)	SBE-Tier 1 (11/19/19)	11%	-
Fraga Engineers, L.L.C.	Mechanical Engineer	Hispanic-American (11/19/19)	SBE-Tier 1 (11/19/19)	14%	-
AMBRO, Inc.	Civil Engineer	African-American (07/06/20)	SBE-Tier 1 (07/06/20)	5%	-
O'Leary Richards Design Associates, Inc.	Landscape Architect	Women (05/24/22)	MBE (05/24/22)	2%	-
SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal <u>25%</u>)				32%	-
TOTAL NON-SBE/MBE PARTICIPATION				-	12%

Note:

- (1) SA has elected to replace Schwebke-Shiskin & Associates, Inc., with AMBRO, Inc. (AMBRO), to provide Civil Engineering services. AMBRO is certified with M-DCPS as SBE Tier 1 and as an African-American-owned Business Enterprise. SA has also elected to replace Curtis + Rogers Design Studio, Inc., with O'Leary Richards Design Associates, Inc., certified with M-DCPS as a MBE and as a Women-owned Business

Enterprise, to provide Landscape Architecture services. These actions increase the SBE/MBE participation add diversity to their team.

- (2) Subsequent to the negotiations, SA increased AMBRO's SBE sub-consultant participation from 4% to 5%. Accordingly, SA's overall total revised SBE/MBE sub-consultant participation increased from 27% to 32%.
- (3) Subsequent to the negotiations, SA submitted correspondence stating that they intend to use Go Green Document Solutions, Inc. (M-DCPS certified as MBE and African-American-owned Business Enterprise), to provide printing services for the project.

Project Schedule:

SA has agreed to the following document submittal schedule:

- Phase I - Schematic Design (including site adaptation) Submittal: July 19, 2019
- Phase II/III - Construction Documents 50% complete (including MEP Study/Program Submittal): October 15, 2019
- Phase II/III - Construction Documents 100% complete and accepted by M-DCPS: January 13, 2020

Note: The schedule for the project is aggressive. 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 August 2, 2019 and M-DCPS Matrix Meeting by October 29, 2019.

Project construction milestone dates are as follows:

- Board Award: May 2020
- Construction - Substantial Completion by (13 months): June 2021
- Final Completion/Occupancy by: August 2021

Terms & Conditions:

A. Basic Services Fee:

SA has agreed to a lump sum reuse fee for Basic Services of \$372,000 which represents approximately 4.03% of the Construction Budget of \$9,226,913. 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 phases (with the exception of Phase V(a), Construction Administration through Substantial Completion, which may be invoiced monthly):

BASIC SERVICES - PHASE DESCRIPTION	% OF FEE	FEE
Phase I - Schematic Design (complete/accepted by M-DCPS)	10%	\$ 37,200
Phase II/III – Construction Documents 50% complete/accepted by M-DCPS	15%	\$ 55,800
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	22%	\$ 81,840
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	15%	\$ 55,800
Phase IV - Bid/Award	4%	\$ 14,880
Phase V - (A) Construction Administration	27%	\$100,440
Phase V - (B) Punch List/Closeout	6%	\$ 22,320
Phase VI - Warranty	1%	\$ 3,720
TOTAL BASIC SERVICES FEE:	100%	\$372,000

B. Supporting Services Fees:

- 1) Lump Sum Fee for Interior re-configuration, new entry courtyard, Façade Modifications and MEP Study/Program:
 - a) Initial 50% payment upon M-DCPS Acceptance of Phase II/III 50% complete documents: \$ 75,000
 - b) Final 50% payable upon project Substantial Completion: \$ 75,000
 Supporting Services Fees Sub-total: \$150,000

- 2) The following services require prior written authorization by the Board's designee:
 - a) Additional Site Visits: A maximum of 130 additional site visits at a flat fee of \$225/site visit/discipline: \$29,250
 - b) Project-specific Land Survey, at cost x 1.06, Not-to-Exceed: \$25,000
 - c) Traffic Study Fee, at cost x 1.06, Not-To-Exceed: \$25,000
 - d) HVAC Test & Balance Services, at cost x 1.06, Not-to-Exceed: \$18,000
 Supporting Services Fees requiring prior authorization Sub-total: \$97,250

- Total of all Supporting Services: \$247,250

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 \$113/hour for the Architect, and \$113/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 Practice 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;
- 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 commission.

Project Funding (partially GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	563000	1428100	22230000	740000	01775600
369000	568000	1428100	22230000	740000	01775600
302000	563000	1428100	22230000	740000	01775600
368000	563000	1428100	22230000	740000	01775600

Prior Commissions:

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

- Architectural/Engineering Projects Consultant (A/EPC) Sheltered Market for S/MBE firms for Miscellaneous Projects up to \$2M each for a 4-year term with extensions at the option of the Board
 Date of Commission: July 25, 2018
- A/E at Coral Gables Senior High School (Reuse of Michael Krop Senior High School i-Prep)
 Full A/E services for 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/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 3.48 (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 first quarter of 2019).

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 Phase II Replacement of Building 01 at Palm Springs North Elementary School (a reuse of Madie Ives Elementary School Building 04), located at 17615 N.W. 82 Avenue, Miami, Florida 33015, Project Number 01775600, as follows:

- 1) a lump sum fee of \$372,000 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:sgg