

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 I, K-8 CONVERSION AT BISCAYNE GARDENS ELEMENTARY SCHOOL/THOMAS JEFFERSON MIDDLE SCHOOL (A REUSE OF PALM SPRINGS NORTH ELEMENTARY SCHOOL, PHASE II REPLACEMENT OF BUILDING 01), PROJECT NUMBER 01432800**

**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 June 19, 2019, Silva Architects, L.L.C. (SA), was commissioned by the Board as Architect/Engineer of Record (A/E) for General Obligation Bond (GOB) funded Phase II Replacement of Building 01 at Palm Springs North Elementary School (ES), Project No. 01775600.

Due to the similarity of scope and programming for the GOB-funded Phase I, K-8 Conversion at Biscayne Gardens ES/Thomas Jefferson Middle School (MS), (located at 560 N.W. 151 Street, Miami, FL 33169, and 525 N.W. 147 Street, Miami FL 33168, respectively), staff determined that a reuse of SA's Replacement Classroom Building 01 at Palm Springs North ES would be economically advantageous to the District. This determination is based on providing cost efficiencies, expedited design and construction durations to meet the milestone occupancy date of August 2021.

The K-8 Conversion (and unification of the two sites) is scheduled to be completed in two Phases:

- Phase I - Construction of a new, two-story classroom building, new bus drop-off, P.E. shelter, and two basketball courts. (Detailed scope of work is included below);

- Phase II – Demolition of Buildings 02 and 09 at Biscayne Gardens ES and Buildings 01 and 02 at Thomas Jefferson MS; extensive remodeling at remaining buildings on both school sites, new baseball and soccer fields.

Phase II will result in the relocation of students from both campuses to the new, two-story building. Professional Development Offices will relocate from Thomas Jefferson MS to the Second Floor of Building 01 at Biscayne Gardens ES, with separate stairs and elevator entrances.

Negotiations for Phase I of the K-8 Conversion with SA as A/E of Record for full A/E services have been successfully concluded, as follows:

Project Scope (Project Phase I):

The project must be designed, phased and constructed to maximize safety and minimize impact of new construction and demolition on the occupied campus. Based on M-DCPS' Advance Planning Pre-Programming Package, revised August 8, 2019, the Scope of Work includes, but is not limited to, the following:

- Demolition of two existing basketball courts, and one existing, abandoned relocatable building on Northwest 5 Avenue (Biscayne Gardens ES site). Provide site restoration as required for new building and new bus drop-off construction (Note that two additional existing basketball courts, also scheduled to be demolished in Phase I, may remain in use during construction, depending upon the final location of the new classroom building; demolition is included in project Phase I);
- Construction of 2-story classroom building to house 518 student stations (approximately 32,072 square feet), including two, new entry paving and landscaping areas, and all required covered walkways;
- New bus drop-off along Northwest 5 Avenue, utilizing existing curb cuts, with related paving, drainage and landscaping;
- Two (2) new basketball courts;
- New P.E. shelter, a reuse of Glu-lam prototype by SA (Deductive Alternate No. 1);
- New classroom building to be connected to existing chiller(s) in existing Mechanical Equipment Building 10 (Thomas Jefferson MS), if capacity is available. Temporary chillers for existing buildings may be required during connection of new classroom building to existing HVAC infrastructure;
- Connections to existing on- and/or off-site infrastructure to new building, including, but not limited to:
  - Water and Sewer;
  - Storm Drainage; and
  - Electric Service.
- New classroom building will also include new Fire Alarm, PA and Clock systems, Instructional TV system, new Security & Security Camera system, and new Telecom/Data system, with main panels located in new administration area, and subsequently connected to existing buildings (to remain) on site.

### Scope of A/E Professional Services:

The A/E scope of services includes, but is not limited to, the following:

- Final Scope Definition and Program Validation (final Facilities List); verification of existing site utilities and conditions;
- Phase I Submittal - Schematic Design submittal to include development of a final approved Facilities List, Project Schedule and Cost Estimate; Site-adaptation and building modifications to the Palm Springs North ES two-story building (commissioned by the Board in June 2019) to address programmed spaces per M-DCPS-provided Facilities List for this reuse; phasing and master plan document(s) for Phase II demolition and remodeling;
- Phase II/III Submittal - Construction Documents (CDs) - Updating the Palm Springs North ES classroom building's CDs to comply with 1) 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, as required; 2) current M-DCPS Design Standards, including LEED for Building Design and Construction rating system, as it relates to K-12 facilities; and 3) 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);
- Development of deductive alternates as have been identified (and/or as may be required);
- 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, Telecommunications systems;
- Coordination with all agencies having jurisdiction;
- This project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus;
- Phase IV - Bid/Award;
- Phase V(a) - Construction Administration through Substantial Completion;
- Phase V(b) - Punch List/Closeout/Occupancy; and
- Phase VI - Warranty Inspection & Report.


### 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 determined to be in the best interest of the Board.

Construction Budget: \$8,320,000 (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 (Madie Ives K-8 Conversion Building 04). The team engineers and participation percentages for this project are identical to the project at Palm Springs North ES Replacement Phase II. M-DCPS' OEO staff verified the Small/Micro Business Enterprise (S/MBE) and Minority/Women Business Enterprise (M/WBE) certification status of each sub-consultant, as follows:

<b>PRIME FIRM*</b> SA is M-DCPS Certified Hispanic-American and SBE-Tier 1 Certifications expire 05/06/20	<b>DISCIPLINE/ROLE</b>	<b>M/WBE CERTIFICATION CATEGORY &amp; EXPIRATION DATE</b>	<b>SBE/MBE CERTIFICATION CATEGORY &amp; EXPIRATION DATE</b>	<b>GOAL (%) COMMITMENT</b>	<b>NON-SBE/MBE %</b>
<b>SUB-CONSULTANT FIRM NAME</b>					
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)	7%	-
O'Leary Richards Design Associates, Inc.	Landscape Architect	Women (05/24/22)	SBE-Tier 1 (05/24/22)	2%	-
<b>SBE/MBE PARTICIPATION (M-DCPS Mandatory S/MBE Goal 25%)</b>				<b>34%</b>	<b>-</b>
<b>TOTAL NON-S/MBE PARTICIPATION</b>				<b>-</b>	

Note 1. SA also submitted FM-7550, List of Sub-Consultants, committing to the use of Go Green Document Solutions, Inc., (M-DCPS certified as MBE and African-American-owned Business Enterprise), to provide document printing services for the project.

Note 2. Subsequent to the negotiations, SA submitted revised utilization commitment percentage for Civil Engineering for basic services, thereby increasing their total SBE/MBE participation from 32% to 34%.

Project Schedule:

SA has agreed to the following document submittal schedule:

- Validated Final Scope Definition Program/Master

Plan with project Phasing and Phase I - Schematic Design (including site adaptation) Submittal to M-DCPS by: October 9, 2019

- Phase II/III - Construction Documents, 50% complete Submittal to M-DCPS by: December 13, 2019
- Phase II/III - Construction Documents 100% complete and accepted by M-DCPS: February 18, 2020

Note: The schedule for the project is aggressive. The Phase II/III - Construction Documents 50% complete submittal due date for the A/E is predicated on M-DCPS' acceptance of the Phase I - Schematic Design Documents by October 18, 2019; Phase II/III 100% complete document submittal is predicated on M-DCPS' Matrix Meeting and acceptance of Phase II/III Construction Documents, 50% complete, by December 20, 2019.

Project construction milestone dates are as follows:

- Board Award: July 22, 2020
- Construction - Substantial Completion by (10 months): May 31, 2021
- Final Completion/Occupancy by: July 30, 2021

Terms & Conditions:

A. Basic Services Fee:

SA has agreed to a lump sum reuse fee for Basic Services of \$350,000 which represents approximately 4.21% of the Construction Budget of \$8,320,000. 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):

<b>BASIC SERVICES - PHASE DESCRIPTION</b>	<b>% OF FEE</b>	<b>FEE</b>
Phase I - Schematic Design (complete/accepted by M-DCPS)	10%	\$ 35,000
Phase II/III – Construction Documents 50% (complete/accepted by M-DCPS)	15%	\$ 52,500
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	22%	\$ 77,000
Phase II/III - Construction Documents, 100%	15%	\$ 52,500

<b>BASIC SERVICES - PHASE DESCRIPTION</b>	<b>% OF FEE</b>	<b>FEE</b>
(complete and approved for construction by the Building Code Consultant/Building Official)		
Phase IV - Bid/Award	4%	\$ 14,000
Phase V - (A) Construction Administration	27%	\$ 94,500
Phase V - (B) Punch List/Closeout	6%	\$ 21,000
Phase VI - Warranty	1%	\$ 3,500
<b>TOTAL BASIC SERVICES FEE:</b>	<b>100%</b>	<b>\$ 350,000</b>

B. Supporting Services Fees:

- 1) Lump Sum Fee for interior modifications to include, but are not limited to, replacement of media center spaces with a student services suite with restrooms, new entry plaza at South and East elevations; addition of P.E. Shelter (reuse of SA's Glu-lam P.E. Shelter) to Project Phase I Scope; and project acceleration due to aggressive occupancy date of August 2021:

- a) Initial 50% payment upon M-DCPS Acceptance of Phase II/III  
50% complete documents: \$ 56,250
- b) Final 50% payable upon project Substantial Completion: \$ 56,250

Supporting Services Fees Sub-total: \$112,500

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

- a) Additional Site Visits: A maximum of 105 additional site visits at a flat fee of \$250/site visit/discipline: \$26,250
- b) Project-specific Land Survey (including GPR), at cost x 1.06, Not-to-Exceed (NTE): \$34,000
- c) HVAC Test & Balance Services, at cost x 1.06, NTE: \$18,000

Supporting Services Fees requiring prior authorization Sub-total: \$78,250

**TOTAL OF ALL SUPPORTING SERVICES: \$190,750**

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 \$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 is limited to 1.70 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 S/MBE Utilization to the OEO. 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 (GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1036100	18510000	740000	01432800
351000	563000	1036100	18510000	740000	01432800

Prior Commissions:

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

- Architect/Engineer (A/E) at Palm Springs North ES (Reuse of Madie Ives K-8 Conversion Building 04)  
Full A/E services for GOB-funded Phase II Replacement of Building 01 - Project # 01775600

Date of Commission: June 19, 2019





- 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 (SHS) (Reuse of Michael Krop SHS 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 MS  
 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. Milam 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 ES  
 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. Milam 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 SHS  
 GOB-funded Reuse of Madie Ives ES Classroom Addition - Project Number 01649000  
 Date of Commission: October 5, 2016

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for SA is 3.46 (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 second 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, FL 33146.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission Silva Architects, L.L.C., as Architect/Engineer of Record for General Obligation Bond (GOB) funded Phase I, K-8 Conversion at Biscayne Gardens Elementary School/Thomas Jefferson Middle School (a reuse of Palm Springs North Elementary School, Phase II Replacement of Building 01), Project Number 01432800, as follows:

- 1) a lump sum fee of \$350,000 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:ef