

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 (A/E) FOR PART 2 (FULL A/E) SERVICES FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT GEORGE WASHINGTON CARVER MIDDLE SCHOOL, PROJECT NUMBER 01423000**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

**LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

Introduction:

On January 17, 2018, the Board commissioned Silva Architects, L.L.C. (SA), for Part 1 Services (Program/Master Plan) as advertised under Request for Qualifications 154 for Architect/Engineer of Record (A/E) for General Obligation Bond (GOB)-funded Renovations at George Washington Carver Middle School, located at 4901 Lincoln Drive, Coral Gables, Florida, 33133. The Final Scope Definition Program/Master Plan document received was approved by M-DCPS on August 23, 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 August 12, 2019, the general scope of campus-wide renovations includes, but is not limited to:

Site & Campus-wide

- Provide new 120-ton air-cooled two (2) compressor chiller and pumps at new exterior chiller enclosure with chilled water lines connecting to each unit ventilator in Buildings 02, 03, 06 and 11;
- Replace entire Fire Alarm System;
- Upgrade Energy Management System (EMS) panel in Building 12 and connect with new HVAC equipment in Buildings 02, 03, 06 and 11;
- Remove all lockers in exterior corridors; and
- Paint exterior of buildings as needed;

#### Building 01 - Main & Cafeteria Building

- Remodel Rooms 002A (existing non-ADA restroom) & 002B (laundry room) into new ADA compliant restroom;
- Repair Kitchen Hood Code Violation: Relocate 2-burner range including MEP connections and remove non-compliant dry chemical system from non-compliant hood (at Kitchen); and
- Replace Grease Trap (including associated plumbing and asphalt patching work).

#### Building 02 - Administrative/Media Center

- Replace Classroom HVAC system with four chilled-water unit ventilators connected to new chiller: two (2) new 3-ton unit ventilators in Rooms 022 (Classroom) & 022C (Classroom); one new 2-ton unit ventilator in Rooms 022D (Careers); and one new 3-ton unit ventilator in 022E (Resource);
- Provide new Energy Management System with new EMS panel;
- Replace domestic water piping at Rooms 007, 009 & 011B;
- Remodel/renovate Student Restrooms 007 & 009 and Staff Restroom 011B; and
- Replace incandescent lighting.

#### Building 03 - Classroom Building

- Replace 13 window units with chilled-water unit ventilators connected to new chiller: twelve (12) 3-1/3-ton units and one (1) 2-ton unit ventilators; and
- Provide new Energy Management System with new EMS panel.

#### Building 04 - Gymnasium

- Provide missing Fire Alarm Smoke Detectors;
- Provide missing Fire Alarm Strobe in Rooms 003, 003E, 002E, and 004B;
- Replace domestic water piping at Rooms 003 & 002B; and
- Remodel/renovate group toilets in Female Locker Room 003 and Male Showers Room 002B.

#### Building 06 - Laboratory

- Provide missing Fire Alarm Strobe;
- Replace 4 window and 1 Bard-type A/C units with four (4) 3-1/2 ton chilled-water unit ventilators connected to new chiller; and
- Provide new Energy Management System with new EMS panel.

#### Building 10 - Restrooms

- Replace Domestic water piping and sanitary sewage system at Rooms 001 & 002;
- Remodel/Renovate Student Group Toilets 001 & 002; and
- Replace incandescent lighting.

#### Building 11 - Classroom Building

- Replace 5 window units in Rooms 018, 018B and 017 with new two (2) 3-1/2 ton for Room 017, one 5-ton for Room 018 and one 3-ton unit for Room 018B; connect chilled-water unit ventilators to new chiller; and add new mini-split at server Room 017B; and


- Provide new Energy Management System with new EMS panel.

**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 January 17, 2018, the Board commissioned T & G Constructors 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:

<b>PRIME FIRM</b> <u>SA is M-DCPS certified as a SBE-Tier 1 and Hispanic-American owned firm</u> <u>Certifications expire 05/06/20</u>  <b>SUB-CONSULTANT FIRM NAME</b>	<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>
Fraga Engineers, L.L.C.	Electrical Engineer	Hispanic-American (9/27/22)	SBE Tier 2 (9/27/22)	14.0%	-
Fraga Engineers, L.L.C.	Mechanical Engineer	Hispanic-American (9/27/22)	SBE Tier 2 (9/27/22)	14.0%	-
DDA Engineers, P.A.	Structural Engineer	Hispanic-American (4/10/21)	-	-	8.0%
AMBRO, Inc.	Civil Engineer	African-American (7/6/20)	SBE Tier 1 (7/6/20)	4.0%	-
Go Green Document Solutions, Inc.	Reproduction	African-American (4/3/22)	MBE Tier 2 (4/3/22)	0.5%	-
Curtis + Rogers Design Studio, Inc.	Landscape Architect	Hispanic-American (10/18/22)	SBE Tier 2 (10/18/22)	2.0%	-
<b>TOTAL SBE/MBE PARTICIPATION</b> (M-DCPS Mandatory SBE/MBE Goal: 15%)				<b>34.5%</b>	

**Construction Budget:** \$3,507,666 (GOB-funded)

**Project Schedule:**

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

- Phase I - Schematic Design

January 27, 2020

- Phase II/III - Construction Documents 50% complete April 13, 2020
- Phase II/III - Construction Documents 100% complete June 29, 2020

Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design acceptance no later than February 13, 2020.

Construction milestone dates:

- Board Award - Guaranteed Maximum Price (GMP) January 2021
- Construction - Substantial Completion January 2022
- Final Completion March 2022

Terms & Conditions:

1. Basic Services Fees:

SA has agreed to a lump sum fee for Basic Services of \$275,000 which represents approximately 7.84% of the Construction Budget of \$3,507,666. This Basic Services fee includes all required services, consultants, phasing and development of deductive bid 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:

<b>BASIC SERVICES - PHASE DESCRIPTION</b>	<b>% OF FEE</b>	<b>FEE</b>
Phase I - Schematic Design (complete/accepted by M-DCPS)	10%	\$27,500
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25%	\$68,750
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	15%	\$41,250
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	12%	\$33,000
Phase IV - Bid/Award	2%	\$5,500
Phase V - (A) Construction Administration	30%	\$82,500
Phase V - (B) Punch List/Closeout	5%	\$13,750
Phase VI - Warranty	1%	\$2,750
<b>TOTAL BASIC SERVICES FEE:</b>	<b>100.0%</b>	<b>\$275,000</b>

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

- a) Paint exterior of building (construction administration to warranty): \$1,400

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|--|----------------|
| b) Remove all lockers in exterior corridors (construction administration to warranty): | <u>\$1,400</u> |
| Total Deductive Alternates:  | \$2,800        |
3. The following services require prior written authorization by the Board's designee:
- |   |                 |
|---|-----------------|
| a) Additional Site Visits: 90 additional site visits at a flat fee of \$250/site visit: | \$22,500        |
| b) Project-Specific Land Survey, Not-to-Exceed:   | \$10,000        |
| c) HVAC Test & Balance, Not-to-Exceed:  | <u>\$35,000</u> |
| Total Supporting Services Fees, Not-to-Exceed:  | \$67,500        |
4. 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 \$1,000,000 Professional Liability Practice Policy with a maximum deductible of \$50,000, Workers Compensation/Employers' Liability Insurance, Commercial General Liability Insurance, and 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 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	1607100	26240000	740000	01423000

Prior Commissions:

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

- Architect/Engineer of Record (A/E) at Biscayne Gardens Elementary School (ES) /Thomas Jefferson Middle School (MS) (Reuse of Palm Springs North ES Phase II Replacement of Building 01)  
Full A/E services for GOB-funded Partial Replacement - Project No. 01432800  
Date of Commission: September 4, 2019
- 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 No. 01775600  
Date of Commission: June 19, 2019
- A/E at Earlington Heights ES  
Part 2 services (Full A/E Services) for GOB-funded Renovations and P.E. Shelter Replacement - Project No. 01423200  
Date of Commission: April 17, 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 - July 25, 2022
- 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 No. 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 No. 01423000  
Date of Commission: January 17, 2018

- A/E 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 No. 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 No. 01423200  
Date of Commission: October 11, 2017
  
- 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 No. 01423600  
Date of Commission: March 15, 2017

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for SA is 3.44, (most recent average score for projects currently underway or completed within the last three years, based on a scale of 1-5, low to high, for 3rd 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 (A/E) for Part 2 (Full A/E) Services for General Obligation Bond funded Renovations at George Washington Carver Middle School, located at 4901 Lincoln Drive, Coral Gables, Florida, 33133, Project Number 01423000, as follows:

- 1) A lump sum fee of \$275,000 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:EF