

Office of School Facilities
Raul F. Perez, Chief Facilities Design and 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 ADDITION AT HENRY E. S. REEVES K-8 CENTER (A REUSE OF MADIE IVES K-8 CONVERSION BUILDING 04), PROJECT NUMBER 01991600

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 project at Madie Ives Elementary School, Project No. 01337500.

Due to the similarity of scope and programming for the GOB-funded, K-8 Conversion at Henry E. S. Reeves K-8, located at 2005 NW 111 Street, Miami, FL 33167, staff determined that a reuse of SA's K-8 Conversion Building 04 project at Henry E. S. Reeves K-8 Center 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 January 2022.

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

Scope of Professional Services:

Based on the Program Package by M-DCPS' Advanced Planning dated January 2020, the A/E scope of services for site adaption includes, but is not limited to, the following:

- Field verification of all existing site conditions and development of a Final Scope Definition Program, approved Facilities List, Project Schedule and Cost Estimate;
- Site-adaptation façade and building modifications to address program spaces;
- Mechanical, Electrical & Plumbing Engineering (MEP) Study/Program (including detailed scope, phasing plan, schedule and construction cost estimate);

- Updating existing Construction Documents to comply with the most current version of the State Requirement for Educational Facilities, the Florida Building Code, National Fire Protection Association, Florida Fire Prevention Code (Life Safety Code), barrier-free design guidelines and Florida Statutes;
- Compliance with the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system or Collaborative for High Performance Schools (CHPS);
- Updating the documents to comply with M-DCPS Design Standards (written request for any deviations must be approved by M-DCPS);
- Updating of Life-Cycle Cost Analysis for the new building based on final configuration/program;
- Traffic Study (as needed);
- Coordination with District departments and regulatory agencies;
- Development of all infrastructure/utility tie-ins;
- Development of phasing plan and deductive alternates as may be required; and
- In consultation with the School, Region and the Office of School Facilities, the A/E shall determine the most efficient solution for the final scope in order to maximize safety and minimize cost and disruption to the daily operation of the school.

Project Scope:

The K-8 Conversion Addition project at Henry E. S. Reeves K-8 Center includes, but is not limited to, the following:

- A new two-story building of approximately 32,381 gross square feet (a reuse of the Madie Ives K-8 Conversion Building 04), to be located in the North Region, with a capacity of 439 student stations (s.s.), including covered walkways to house Grades 6-8 students;
- Based on the MEP Study/program, one of following options will be selected prior to the Phase I submittal: Connection to the existing chiller (Basic Services), new dedicated air-cooled chiller for the addition only, or chiller and cooling tower replacement to accommodate the new building and the remaining buildings on campus;
- Replacement of the fire alarm system as needed, and connect new building to all existing systems;
- Two new Middle School hard courts;
- New covered food shelter;
- Additional parking spaces (approximately 42 spaces);
- Restore/landscape/embellish the building perimeter condition and remaining site at areas disturbed; and
- All work shall be in compliance with M-DCPS Design Criteria and Standards, SREF, all applicable Codes and Board Policies.

Construction Delivery Method:

In accordance with the M-DCPS Construction Delivery Method Matrix, the conventional 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: \$7,633,317 (Partially 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 reuse projects at Palm Springs North ES Replacement Phase II and Biscayne Gardens Elementary School/Thomas Jefferson Middle School. 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:

PRIME FIRM SA is M-DCPS Certified <u>Hispanic-American and</u> <u>SBE-Tier 2</u> Certifications expire <u>04/23/23</u> SUB-CONSULTANT FIRM NAME	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE	GOAL (%) COMMITMENT	NON-SBE/MBE %
DDA Engineers, Inc.	Structural Engineer	Hispanic-American (04/10/21)	-	-	12%
Fraga Engineers, L.L.C.	Electrical Engineer	Hispanic-American (09/27/22)	SBE-Tier 2 (09/27/22)	11%	-
Fraga Engineers, L.L.C.	Mechanical Engineer	Hispanic-American (09/27/22)	SBE-Tier 2 (09/27/22)	14%	-
AMBRO, Inc.	Civil Engineer	African-American (07/02/23)	SBE-Tier 1 (07/02/23)	7%	-
O'Leary Richards Design Associates, Inc.	Landscape Architect	Women (05/24/22)	SBE-Tier 1 (05/24/22)	2%	-
Go Green Document Solutions, Inc. (Note 1)	Printing Services	African-American (04/03/22)	MBE-T2 04/03/22	.5%	
SBE/MBE PARTICIPATION (M-DCPS Mandatory S/MBE Goal 25%)				34.5%	-

Note 1. Subsequent to the negotiations, SA added Go Green Document Solutions, Inc. (GGDS) for printing services. GGDS is certified by M-DCPS as African-American and MBE.

Project Schedule:

SA has agreed to the following document submittal schedule:

- Phase I - Schematic Design (including site adaptation And MEP Study) Submittal: February 22, 2021
- Phase II/III - Construction Documents 50% complete and accepted by M-DCPS: May 8, 2021
- Phase II/III - Construction Documents 100% complete and accepted by M-DCPS: June 24, 2021

Note: 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 no later than March 29, 2021.

Project construction milestone dates are as follows:

- Board Award: November 2021
- Construction - Substantial Completion by (12 months): November 2022
- Final Completion by: January 2023

Terms & Conditions:

A. Basic Services Fee:

SA has agreed to a lump sum reuse fee for Basic Services of \$350,000 which represents approximately 4.59% of the Construction Budget of \$7,633,317. 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%	\$ 35,000
Phase II/III – Construction Documents 50% (complete/accepted by M-DCPS)	20%	\$ 70,000

BASIC SERVICES - PHASE DESCRIPTION	% OF FEE	FEE
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	15%	\$ 52,500
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	16%	\$ 56,000
Phase IV - Bid/Award	4%	\$ 14,000
Phase V - (A) Construction Administration	30%	\$ 105,000
Phase V - (B) Punch List/Closeout	4%	\$ 14,000
Phase VI - Warranty	1%	\$ 3,500
TOTAL BASIC SERVICES FEE:	100%	\$ 350,000

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

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|---|-------------------|
| 1) Final Scope Definition Program, approved Facilities List,
Project Schedule and Cost Estimate: | \$ 20,000 |
| 2) Design and Construction Administration for building modifications
(Plan and Façade) to comply with program requirements,
Lump Sum Fee: | \$ 125,000 |
| 3) Design and Construction Administration for additional parking
spaces (approximately 42), Lump Sum Fee: | \$ 35,000 |
| 4) MEP Study/ Program (including detailed scope, phasing plan,
schedule and construction cost estimate): | \$ 35,000 |
| a) MEP Design & Construction Administration Option 1
(Stand-alone Building), Lump Sum Fee: | \$ 30,000 |
| b) MEP Design & Construction Administration Option 2
(Chiller and Cooling Tower Replacement entire campus),
Lump Sum Fee: | \$ 60,000 |
| 5) Additional Site Visits: A maximum of 140 additional site visits
at a flat fee of \$250/site visit/discipline: | \$ 35,000 |
| 6) Traffic Study, at cost x 1.06, Not-to-Exceed: | <u>\$ 22,000</u> |
| TOTAL OF ALL SUPPORTING SERVICES: | \$ 362,000 |

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 (Partially GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1449100	21390000	740000	01991600
351000	568000	1449100	09910000	740000	01991600
371000	563000	1449100	09910000	740000	01991600

Prior Commissions:

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

- Architect/Engineer (A/E) at Biscayne Garden ES / Thomas Jefferson MS (Reuse of Palm Springs North ES K-8 Conversion)
Full A/E services for GOB-funded K-8 Conversion and unification of the two sites - Project # 01432800
Date of Commission: September 4, 2019
- 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
- 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

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for SA is 3.37 (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 third quarter of 2020).

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 K-8 Conversion Addition at Henry E. S Reeves K-8 Center (a reuse of Madie Ives K-8 Conversion Building 04), Project Number 01991600, 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:CV