

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

**SUBJECT: COMMISSION OF SILVA ARCHITECTS, LLC, AS ARCHITECT/ENGINEER OF RECORD FOR GENERAL OBLIGATION BOND FUNDED CONVERSION - PHASES II, III & IV AT J. C. BERMUDEZ DORAL SENIOR HIGH SCHOOL, PROJECT NUMBER 02083000**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

**LINK TO STRATEGIC PLAN: EFFECTIVE & SUSTAINABLE OPERATIONAL PRACTICES**

Introduction:

In August 2022, Request for Qualifications (RFQ) 195 was published to competitively select an Architect/Engineer of Record (A/E) for General Obligation Bond (GOB) funded Conversion - Phases II, III & IV at J. C. Bermudez Doral Senior High School, located at 5005 N.W. 112 Avenue, Doral, Florida 33178, Project Number 02083000.

Nine (9) firms responded to the solicitation. One (1) firm was not evaluated due to incomplete RFQ response. Eight (8) firms were evaluated, and five (5) firms were shortlisted and invited to interview. On November 15, 2022, the shortlisted firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Silva Architects, LLC (a) (b)
2	Laura M. Perez & Associates, Inc. (a) (b)
3	Zyscovich, LLC
4	Rodriguez Architects, Inc. (a) (b)
5	Wolfberg Alvarez & Partners, Inc. (a)

Notes:

- (a) Prime firm holds a current M-DCPS Minority/Woman Business Enterprise (M/WBE) Certificate.
- (b) Prime firm holds a current M-DCPS Small Business Enterprise (SBE)/Micro Business Enterprise (MBE) Certificate.

Selection Committee:

The Selection Committee consisted of the following individuals:

Committee Members:

Edward R. Smith, Principal, J. C. Bermudez Doral Senior High School  
Albert Marin, Project Manager II, Central Region  
July Pinder, Architect, Sr. Project Manager, South Region  
Ailsa Simon, Director, Facilities, Central Region  
Jeannette Garcia, Director, Office of Economic Opportunity (OEO)  
Thomas Spaulding, Member, Attendance Boundary Committee

Representing

Superintendent of Schools  
Office of School Facilities  
Office of School Facilities  
Office of School Facilities  
OEO  
Community Representative

Representatives of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Carolina Velez, Professional Selection Analyst, of A/E Selection & Negotiations, acted as the Facilitator (non-voting) for the interviews and served as Chief Negotiator during negotiations.

This solicitation includes a mandatory SBE/MBE Sub-consultant Utilization Goal of 5.65% and a mandatory M/WBE Sub-consultant Utilization Goal of 19.35% (as determined by the M-DCPS Goal Setting Committee).

Selection:

Silva Architects, LLC (SAL) was the highest-ranked firm, and in accordance with “Procedures for the Selection of Architects and Engineers” (updated May 19, 2021), was selected to negotiate for this project. Negotiations with SAL were successfully concluded, and the firm has agreed to provide full A/E design and construction administration services.

School Profile:

J. C. Bermudez Doral SHS is situated on approximately 18 acres and is part of the Central Region. The existing Middle School is comprised of 2 permanent buildings and covered walkways built in 1998, with a total of 141,134 GSF housing a total of 1,206 permanent student stations. The school site also includes playfields, hardcourts, PE Shelter, greenhouse, retention lake and extensive animal care area, service drive and yard, covered patio, basketball hardcourt, onsite staff and student parking, parent drop-off, and bus drop-off.

Project Scope:

The project intends to add 616 student stations for a total of 1,822 student stations. The preliminary scope of work includes, but is not limited to remodeling, renovations at existing buildings, new building (Approximately 69,000 SF), walkways, courtyard, additional parking spaces, retention lake upgrade, and associated site work.

New Construction:

- Phase II - A new 2,000 seats Gymnasium with retractable bleachers and shell/building envelope for the two and three-story section of the building.

- Phase III - Build-out of the two-story section of the new building. It will house the Gymnasium Lobby, PE Support Spaces and Wrestling Room on the ground floor. The second floor will house four Classrooms and Multi-purpose Room.
- Phase IV - Build-out of the three-story section of the new building and miscellaneous renovation and remodeling work at existing buildings including the kitchen/dining upgrade, PE Shelter retrofitted as covered dining, additional covered dining addition, and the renovation of the Multi-purpose and Weight Rooms combined into a single wrestling Room. A portion of the new three-story building will house the Varsity Lockers and the Little Theater on the ground floor. The second floor will house Business Technology Labs, Health Science Lab, Technology Education Lab, and Gymnastic/Dance Room. The Third floor will house eight Classrooms and four Science Classrooms.

Note: SAL has the option to either adjust or remove the project phases to guarantee one construction substantial completion.

#### Renovations:

- New courtyard and covered walkway to connect the new building to the existing building;
- Selective site grading and regrading to remove existing tripping hazard;
- Additional student and staff parking spaces;
- Repair of backflow preventor and obtain certification;
- Repair of acid neutralization tanks;
- Selective wall, door, railing, and stage ramp modifications to meet ADA and life safety requirements in Auditorium (Building 02);
- Selective replacement of steel windows;
- Selective wall partition repairs;
- Selective carpet replacement;
- Replacement of hot water heater and instant hot water devices;
- Replacement of kitchen sink and related accessories;
- Upgrade of water-cooled chiller plant including cooling towers, water-cooled chillers, chilled water pumps, condensing water pumps and associated HVAC components;
- Selective replacement of HVAC components, such as ductless split systems, air handling units, circulation pumps, fume hoods, large diameter exhaust hoods, exhaust fans, ductwork, exterior condensers, fan coils, and variable frequency drive systems; and provide CO2 sensors, bipolar ionization, and Merv filtration systems as required;
- Campus-wide electrical lighting upgrade and lightning protection, new electrical service, electrical switchboard, fire alarm panel, and security cameras and PA system upgrade;
- Repairs to emergency generator in Building 02 (Auditorium);
- Repairs to motor controls as required;

- New controls and Energy Management System for the existing school and new addition; and
- Selective interior/exterior painting.

A/E Scope of Services:

The A/E will be required to provide full design and construction administration services and may include other services as requested by the Board and will coordinate with District departments and regulatory agencies including but not limited to Maintenance, the Building Code Consultant, Miami-Dade County, etc. as required.

All design and construction shall follow State Requirements for Educational Facilities (SREF), the Florida Building Code, the National Fire Protection Association, the Florida Fire Prevention Code (Life Safety Code), barrier-free design guidelines, Florida statutes (F.S.), and M-DCPS Design Standards and Board policies. Passive design elements and low-energy usage feature shall be incorporated in the design and construction of new facilities. Projects shall be designed and constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system or Collaborative for High Performance Schools (CHPS).

The project must be programmed, designed, phased, coordinated, and constructed to maximize safety and minimize disruption to the existing, occupied campus.

Construction Delivery Method:

The Conventional 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.

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:

LIST OF M-DCPS OEO CERTIFICATIONS					
PRIME FIRM: SAL is M-DCPS certified as a SBE Tier 2 and a Hispanic-American firm. (Certification expires on 4-23-2023)					
SUB-CONSULTANTS FIRM NAME	ROLE OR RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	M/WBE GOAL (%) COMMITMENT	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE GOAL (%) COMMITMENT
Fraga Engineers, LLC	Electrical Engineer	Hispanic-American 9-8-2025	-	SBE Tier 2	15%

Fraga Engineers, LLC	Mechanical Engineer	Hispanic-American 9-8-2025	-	SBE Tier 2	15%
Nifah & Partners Consulting Engineers, Inc.	Structural Engineer	African-American 2-28-2023	15%	MBE Tier 2 2-28-2023	-
AMBRO, Inc.	Civil Engineer	African-American 7-2-2023	6%	SBE Tier 1 7-2-2023	-
Bell Landscape Architecture, Inc.	Landscape Architecture	Women 12-2-2023	2%	MBE Tier 1 12-2-2023	-
<b>TOTAL SUB-CONSULTANTS PARTICIPATION PER CATEGORY:</b>		<b>M/WBE: 23%</b>		<b>SBE/MBE: 30%</b>	

Note:

SAL has exceeded the sub-consultant's participation goals for M/WBE and SBE/MBE.

Construction Budget: \$22,601,090 (Partially GOB funded)

Project Schedule:

SAL has agreed to the following A/E's document submittal schedule:

- Concept Design March 17, 2023
- Phase I - Schematic Design April 26, 2023
- Phase II - Design Development 100% complete June 27, 2023
- Phase III - Construction Documents 100% complete September 8, 2023

Note: Phases II and III submittals are predicated on M-DCPS' Phase I - Schematic Design acceptance no later than May 8, 2023.

Construction milestone dates:

- Board Award February 2024
- Construction - Substantial Completion August 2025
- Final Completion/Closeout September 2025

Terms & Conditions:

1. Basic Services Fees:

SAL has agreed to a lump sum fee for Basic Services of \$1,750,000 which represents approximately 7.74% of the Construction Estimate of \$22,601,090. This Basic Services fee includes all required services, consultants, phasing, and alternate development, 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)	10.0%	\$ 175,000
Phase II - Design Development, 100% (complete/accepted by M-DCPS)	25.0%	\$ 437,500
Phase III - Construction Documents, 100% (complete/accepted by M-DCPS)	14.0%	\$ 245,000
Phase III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/ Building Official)	14.0%	\$ 245,000
Phase IV - Bid/Award	2.0%	\$ 35,000
Phase V - (A) Construction Administration	30.0%	\$ 525,000
Phase V - (B) Punch List/Closeout	4.0%	\$ 70,000
Phase VI - Warranty	1.0%	\$ 17,500
<b>TOTAL BASIC SERVICES FEE:</b>	<b>100%</b>	<b>\$ 1,750,000</b>

2. Supporting Services Fees:

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

- |  |            |
|--|------------|
| a) Additional Site Visits: A maximum of 270 additional site visits at a flat fee of \$300/site visit                             | \$ 81,000  |
| b) Threshold Inspections: A maximum of 400 site visits at a flat fee of \$300/site visit   | \$ 120,000 |
| c) Third Party Enhanced Commissioning (Not-to-Exceed)  | \$ 44,000  |
| d) LEED or Collaborative for High Performance Schools (CHPS) Designed Package, Administration & Registration Fee (Not-to-Exceed) | \$ 44,900  |
| e) Energy Model required for LEED or CHPS Designed Certification (Not-to-Exceed)   | \$ 15,000  |
| f) Energy Star Certification and Florida Water Certification (Not-to-Exceed)   | \$ 15,000  |
| g) Project Specific Traffic Study (Not-to-Exceed)  | \$ 35,000  |
| h) Drainage calculations (Not-to-Exceed)   | \$ 24,000  |

i) Food Service Consultant (Not-to-Exceed)	\$ 30,000
j) Acoustical Design (Not-to-Exceed)	<u>\$ 25,000</u>
Total Supporting Services Fees:	\$ 433,900

3. 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 \$200/hour for the Architect, and \$200/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/ Employer's 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 and M/WBE 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 (Partially GOB funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
302000	563000	1764100	27590000	740000	02083000
373000	563000	1764100	27590000	740000	02083000
351000	563000	1764100	27590000	740000	02083000
372000	563000	1764100	27590000	740000	02083000

Prior Commissions:

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

Architectural/Engineering Projects Consultant (A/EPC) for Miscellaneous Projects up to \$4M each for a 4-year term with extensions at the option of the Board

Date of Commission: April 13, 2022

A/E of Record at Westlake Preparatory Academy

Full A/E services for GOB funded Phase 3 Addition, Remodeling & Renovations - Project No. 01439710

Date of Commission: October 20, 2021

A/E of Record (SBE) Seminole Elementary

Full A/E services for GOB funded Renovations - Project No. 01618200

Date of Commission: March 17, 2021

A/E of Record at Henry E. S. Reeves K-8 Center

Full A/E services for GOB funded Phase I, K-8 Conversion Addition (A Reuse of Madie Ives K-8 Conversion Building 04) - Project No. 01991600

Date of Commission: December 9, 2020

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for SAL is 3.27 (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 2022).

Principal:

The Principal/Owner designated to be directly responsible to the Board for Silva Architects, LLC, is Alejandro 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, LLC, as Architect/Engineer of Record for General Obligation Bond funded Conversion - Phases II, III & IV at J. C. Bermudez Doral Senior High School, located at 5005 N.W. 112 Avenue, Doral, Florida 33178, Project Number 02083000, as follows:

- 1) a lump sum fee of \$1,750,000 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.

NS:CV:cv