

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: COMMISSIONING OF RODRIGUEZ ARCHITECTS, INC., AS ARCHITECT/ENGINEER FOR PART 1 SERVICES (PROGRAM/MASTER PLAN) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT MIAMI LAKES MIDDLE SCHOOL, LOCATED AT 6425 MIAMI LAKEWAY NORTH, MIAMI LAKES, FLORIDA 33014, PROJECT NUMBER 01529300

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In May 2017, a solicitation (Request for Qualifications (RFQ) #154) was published to competitively select an Architect/Engineer of Record (A/E) for the following General Obligation Bond (GOB) funded projects under the "Procedures for the Selection of Architects and Engineers" (Pilot Program 2nd Revision dated September 6, 2016):

- Renovations at George Washington Carver Middle School (MS)
4901 Lincoln Drive, Coral Gables, Florida, 33133, Project Number 01423000
- Renovations at Miami Lakes Middle School (MS)
6425 Miami Lakeway North, Miami Lakes, Florida 33014, Project Number 01529300
- Renovations and New Physical Education (P.E.) Shelter at Hialeah Middle School (MS)
6027 East 7 Avenue, Hialeah, Florida 33013, Project Number 01528800
- Renovations (Phase I) at Arvida Middle School (MS)
10900 S.W. 127 Avenue, Miami, Florida 33186, Project Number 01527700

Fifteen (15) firms responded to the solicitation. Seven (7) firms were not evaluated due to incomplete RFQ submittal. Eight (8) firms were evaluated, six (6) firms were short-listed and invited to interview. On August 22, 2017, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Silva Architects, L.L.C. (a) (b)
2	Rodriguez Architects, Inc. (a) (b)
3	Saltz Michelson Architects, Inc.

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- 4 Laura M. Perez & Associates, Inc. (a) (b)
- 5 Palenzuela & Hevia Design Group, Inc. (a) (b)
- 6 KVH Architects, P.A. (a) (b)

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.

This solicitation includes a mandatory SBE/MBE Sub-consultant Utilization Goal of 15% (as determined by the M-DCPS Goal Setting Committee).

Selection:

In accordance with the solicitation and interview process, the highest-ranked firm was selected to negotiate for the highest-valued project (George Washington Carver MS), the second-ranked firm for the second-valued project (Miami Lakes MS), the third-ranked firm for the third-valued project (Hialeah MS) and the fourth-ranked firm for the fourth-valued project (Arvida MS).

Rodriguez Architects, Inc. (RAI) was the second-ranked firm and therefore, negotiated for the second-valued GOB-funded Renovations project at Miami Lakes MS. The first, third and fourth-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items.

Scope of Services:

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

The A/E scope of service will be commissioned in two parts, as follows:

- PART 1 - Development and approval of a Final Scope Definition Program and Master Plan (based on the Pre-programming Package developed by M-DCPS dated April 2017, including, but not limited to, site analysis, mechanical/electrical/plumbing systems analysis, scope/feasibility options, construction cost estimates, project scheduling, and phasing plans). A/E services may include other services as required by the Board.
- PART 2 - Staff will negotiate A/E professional services for full design and construction administration services and submit a Board agenda item to recommend commissioning following approval of Part 1 services. The Board reserves the right to negotiate with another ranked firm under this solicitation or re-advertise the services using the Final Scope Definition Program and Master Plan developed by RAI.

Negotiations with RAI were successfully concluded and the firm has agreed to provide Program/Master Plan services, as follows:

School Profile:

The campus, on approximately 26 acres, is comprised of 2 permanent buildings and associated covered walkways, built in 1974 with a total of 132,611 GSF.

Preliminary Project Scope:

The GOB-funded deficiencies to be addressed for this project consists of campus-wide renovations, including but not limited to:

- Demolition of portables and site restoration (as needed),
- Recoating and restriping of parking lot, service yard and drives,
- Selective replacement of exterior metal doors and frames,
- Selective replacement of carpet and VCT,
- Replacement of water heaters,
- Replacement of HVAC system components, exhaust fans and controls to DDC, (as required),
- Replacement of cooling tower,
- Provide fire alarm actuators, horn/strobes and smoke detectors (as required),
- Replacement of electrical distribution panel and motor control center,
- Provide emergency battery pack lighting and exit signage (as required), and
- Selective paint (as required).

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 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 a Memorandum of Understanding outlining roles and responsibilities for each sub-consultant, as follows:

PRIME FIRM RAI is M-DCPS certified as a SBE-Tier 1 and Hispanic- American owned firm SUB-CONSULTANT FIRM NAME	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT	NON-SBE/MBE (%) COMMITMENT
SDM Consulting Engineers, Inc. (See Note 1)	Electrical Engineer	Hispanic-American	SBE Tier 2	13%	-
SDM Consulting Engineers, Inc. (See Note 1)	Mechanical Engineer	Hispanic-American	SBE Tier 2	40%	-

Brill Rodriguez Salas & Associates, Inc.	Structural Engineer	Hispanic-American	SBE Tier 1	.5%	-
Keith & Associates, Inc.	Civil Engineer	-	-	-	.5%
Daybreak Design Build Group, L.L.C.	Estimator	African-American	MBE	5%	-
TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 15%) (See Note 2)				58.5%	-
TOTAL NON-SBE/MBE PARTICIPATION					.5%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)					59%

Notes:

- (1) RAI's original RFQ response included Louis J. Aguirre & Associates, PA (LJA), as their Electrical and Mechanical sub-consultant. However, since that time, LJA has exceeded the maximum industry threshold and is no longer certified as SBE. Therefore, in accordance with the S/MBE Program Administrative Procedures Manual, RAI substituted LJA with a qualified, certified, SBE firm (SDM Consulting Engineering, Inc.) as their Electrical and Mechanical sub-consultant.
- (2) Subsequent to the negotiations, RAI submitted increased commitment percentages for each of their sub-consultants. Accordingly, their total revised SBE/MBE participation increased from 25.5% to 58.5%.
- (3) Attachment "A" includes applicable SBE/MBE and M/WBE certificates for the prime firm and their sub-consultant(s) at the time the RFQ Response was submitted.

Construction Cost Estimate: \$2,634,018 (GOB funded)

Project Schedule:

RAI has agreed to the following A/E's document submittal schedule for Part 1 Services - Program/Master Plan for the project, including all required consultants, as follows:

PART 1

- Preliminary Scope and Estimate Submittal March 16, 2018
- Final Scope Definition Program and Master Plan May 16, 2018

Note: It is anticipated that Issue Resolution by M-DCPS will be completed by April 6, 2018. The Final Scope Definition Program and Master Plan must be approved prior to moving forward with Part 2 negotiations.

PART 2 (milestones contingent on approval and signoffs for Part 1)

- Board Commission - Full A/E Services July 18, 2018
- Phase I - Schematic Design August 20, 2018
- Phase II/III Construction Documents 50% complete October 3, 2018
- Phase II/III Construction Documents 100% complete February 13, 2019

Construction milestones (contingent on approved documents)

- Board Award - Guaranteed Maximum Price (GMP)
- Construction - Substantial Completion by:

May 2019
August 2020

Terms & Conditions:

1. Program/Master Plan Services Fees:

RAI has agreed to a lump sum fee for Program/Master Plan Services of \$16,000 (with a Construction Budget of \$2,634,018). The fee includes all required services, consultants and phasing in order to comply with the project schedule. The fee shall be paid based on completion of the following listed services:

PROGRAM/MASTER PLAN SERVICES	% OF FEE	FEE
Draft Submittal (complete/accepted by M-DCPS)	60%	\$9,600
Final Submittal (complete/accepted by M-DCPS)	30%	\$4,800
Final M-DCPS Approval	10%	\$1,600
TOTAL PROGRAM/MASTER PLAN SERVICES FEE:	100%	\$16,000

2. Other Terms & Conditions:

- All work shall be in compliance with State Requirements for Educational Facilities, the Florida Building Code, National Fire Prevention Code, applicable life safety codes, barrier-free design guidelines, Florida Statutes, District Standards, and District Policies. Passive design elements and low-energy usage features shall be incorporated in the new work;
- 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 \$112.50/hour for the Architect, and \$112.50/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, for assignment of technical personnel housed in places other than A/E's offices, is limited to 1.53 for any Additional Services approved by the Board;

- The A/E shall maintain no less than a \$1,000,000 professional liability insurance policy with a maximum deductible of \$50,000, Workers Compensation/Employers liability Insurance, Comprehensive General Liability, and Comprehensive Auto 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 submit a monthly SBE/MBE utilization reports to the Office of Economic Opportunity documenting compliance with the Utilization Goal; and
- The A/E has agreed to the terms and conditions of the Agreement and will commence services upon Board commissioning.

Selection Committee:

The Selection Committee consisted of the following individuals:

Committee Members:

Thomas Spaulding, ABC Member
 Olga Pizzi, Project Manager II, Capital Construction
 Keith Warner, Cost Estimator, Advance Planning
 Jorge Bonsenor, Sr. Project Manager, Maintenance
 Asmide Louizi, SBE Contracts Compliance Manager
 Meriel Seymore, ABC Member

Representing

Superintendent of Schools
 Office of School Facilities
 Office of School Facilities
 Office of School Facilities
 Office of Economic Opportunity
 Community Representative

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Ms. Antoinette Baldwin, Professional Selection Analyst, A/E Selection & Negotiations, acted as the facilitator (non-voting) for the interviews and served as chief negotiator during negotiations.

Project Funding (GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1650100	24930000	740000	01529300

Prior Commissions:

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

- Architectural/Engineering Projects Consultant (AEPC) for Miscellaneous Projects up to \$2M each for a four-year term with extensions at the option of the Board.
 Date of Commission: December 5, 2012
- Extension (1 Year): December 4, 2016 to December 4, 2017

- A/E of Record at Pinecrest Elementary School
 Part 1 services (Program/Master Plan) for GOB funded Renovations - Project Number 01530100
 Date of Commission: June 21, 2017
- A/E of Record (Sheltered Market - Small Business Enterprise) at South Miami Middle School
 Part 1 services (Program/Master Plan) for GOB funded Renovations - Project No. 01530300
 Date of Commission: April 5, 2017
- A/E of Record at Coral Park Elementary School
 Non-GOB funded New Classroom and P.E. Shelter Addition (Reuse of Palm Springs North Elementary School, New Classroom and P.E. Shelter Bldgs.) - Project No. 01542800
 A/E Commissioned: September 7, 2016
- A/E of Record (Sheltered Market - Micro Business Enterprise) at Airbase K-8 Center for International Education
 GOB funded Classroom Addition, Remodeling & Renovations - Project No. 01442800
 A/E Commissioned: April 13, 2016
- A/E of Record at Scott Lake Elementary School
 GOB funded Renovations and Buildings 03, 05, 06 & 10 Replacement - Project No. 01424300
 A/E Commissioned: October 14, 2015
- A/E of Record (Sheltered Market - Small Business Enterprise) at Mae M. Walters Elementary School
 GOB funded Renovations - Project No. 01434700
 A/E Commissioned: September 9, 2015
- A/E of Record (Sheltered Market - Small Business Enterprise) at Jack D. Gordon Elementary School and Off-Site PLCs
 GOB funded Renovations - Project No. 01433900
 A/E Commissioned: June 17, 2015
- A/E of Record at Norland Elementary School
 GOB funded Renovations & PE Shelter Replacement - Project No. 01439500
 A/E Commissioned: June 17, 2015

- A/E of Record at West Homestead Elementary School
GOB funded K-8 Conversion, Addition, Remodeling & Renovations - Project No. 01336300
A/E Commissioned: December 10, 2014
- A/E of Record at Miami Southridge Senior High School
GOB funded Renovations - Project No. 01338200
A/E Commissioned: July 16, 2014

Principal:

The Principal/Owner designated to be directly responsible to the Board for Rodriguez Architects, Inc., is Ms. Lourdes Rodriguez. The firm is located at 2121 Ponce de Leon Boulevard, Suite 1010, Coral Gables, Florida 33134.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Rodriguez Architects, Inc., as Architect/Engineer for Part 1 Services (Program/Master Plan) for General Obligation Bond funded Renovations at Miami Lakes Middle School, located at 6425 Miami Lakeway North, Miami Lakes, Florida 33014, Project Number 01529300, as follows:

- 1) A lump sum fee of \$16,000 for Part 1 services; and
- 2) Fees, preliminary project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.


NAD:AMB:amb

ATTACHMENT "A"
SBE, MBE & M/WBE CERTIFICATES
(January 17, 2018 School Board Agenda Item F-29)

COB-FUNDED RENOVATIONS AT MIAMI LAKES MIDDLE SCHOOL
LEGAL ADV #154

RODRIGUEZ ARCHITECTS, INC.
ARCHITECT

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
Rodriguez Architects, Inc.


IS OWNED AND CONTROLLED BY A(N)
TIER 1

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 9, 2018 October 9, 2019 5515561
Issue Date Expiration Date Vendor No.

Michelle Alder-Lars
Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
Rodriguez Architects, Inc.

IS OWNED AND CONTROLLED BY A(N)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 8, 2018 October 8, 2019 5515561
Issue Date Expiration Date Vendor No.

Michelle Alder-Lars
Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

ATTACHMENT "A"
SBE, MBE & M/WBE CERTIFICATES
(January 17, 2018 School Board Agenda Item F-29)

COB-FUNDED RENOVATIONS AT MIAMI LAKES MIDDLE SCHOOL
LEGAL AD # 154

SDM CONSULTING ENGINEERS, INC.
MECHANICAL/ELECTRICAL ENGINEERS

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
SDM Consulting Engineers, Inc.


IS OWNED AND CONTROLLED BY A(N)
TIER 2

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02.

November 9, 2016 November 9, 2019 6516963
Issue Date Expiration Date Vendor No.

Michelle Rios-Lars
Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
SDM Consulting Engineers, Inc.

IS OWNED AND CONTROLLED BY A(N)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02.

November 9, 2016 November 9, 2019 6516963
Issue Date Expiration Date Vendor No.

Michelle Rios-Lars
Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

ATTACHMENT "A"


SBE, MBE & M/WBE CERTIFICATES

(January 17, 2018 School Board Agenda Item F-29)

COB FUNDED RENOVATIONS AT MIAMI LAKES MIDDLE SCHOOL
LEGAL ADMIN. 164

BRILL RODRIGUEZ SALAS & ASSOCIATES, INC. STRUCTURAL ENGINEER

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
Brill Rodriguez Salas & Associates, Inc.

IS OWNED AND CONTROLLED BY A(N)
TIER 1


PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6326.02

September 6, 2016 September 6, 2019 6517893
Issue Date Expiration Date Vendor No.

Michelle Rodriguez Salas

Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 423
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
Brill Rodriguez Salas & Associates, Inc.

IS OWNED AND CONTROLLED BY A(N)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6326.02

September 5, 2016 September 6, 2019 651766X
Issue Date Expiration Date Vendor No.

Michelle Rodriguez Salas

Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 423
Miami, Florida 33132

ATTACHMENT "A"


SBE, MBE & M/WBE CERTIFICATES

(January 17, 2018 School Board Agenda Item F-29)

COB-FUNDED RENOVATIONS AT MIAMI LAKES MIDDLE SCHOOL
LEGAL AD #154

DAYBREAK DESIGN BUILD GROUP, L.L.C. COST ESTIMATOR

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT
Daybreak Design Build Group, LLC


OWNED AND CONTROLLED FIRM, PURSUANT TO
PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 24, 2016 September 24, 2019 6516028
Issue Date Expiration Date Vendor No.

Mitchell Nelson-Lang

Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
Daybreak Design Build Group, LLC

IS OWNED AND CONTROLLED BY A(N)
AFRICAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 24, 2016 September 24, 2019 6516028
Issue Date Expiration Date Vendor No.

Mitchell Nelson-Lang

Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132