Office of Superintendent of Schools  
Board Meeting of February 21, 2018

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

SUBJECT: COMMISSIONING OF SR ARCHITECTS, P.A., AS ARCHITECT/ENGINEER (SHELTERED MARKET - MICRO BUSINESS ENTERPRISE) FOR PART 1 SERVICES (PROGRAM/MASTER PLAN) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT DR. GILBERT L. PORTER ELEMENTARY SCHOOL & PLC Q, LOCATED AT 15851 S.W. 112 STREET, MIAMI, FLORIDA 33196, PROJECT NUMBER 01528700

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:
In October 2017, a solicitation (Request for Qualifications (RFQ) 156 - Sheltered Market for Small Business Enterprises (SBE) or Micro Business Enterprises (MBE)) was published to competitively select an Architect/Engineer A/E) for each of 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 North Hialeah Elementary School (ES)
  4251 East 5 Avenue, Hialeah, Florida, 33013, Project Number 01529600
- Renovations at Dr. Gilbert L. Porter Elementary School (ES) & PLC Q
  15851 S.W. 112 Street, Miami, Florida 33196, Project Number 01528700
- Renovations (Phase I) at Palmetto Middle School (MS)
  7351 S.W. 128 Street, Pinecrest, Florida 33156, Project Number 01529900

Eleven (11) firms responded to the solicitation. Four (4) firms were not evaluated due to incomplete RFQ submittals. Of the seven (7) firms evaluated, five (5) firms were short-listed and invited to interview. On January 9, 2018, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<table>
<thead>
<tr>
<th>Rank</th>
<th>Firm</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Nyarko Architectural Group, Inc. (a) (b)</td>
</tr>
<tr>
<td>2</td>
<td>SR Architects, P.A. (a) (b)</td>
</tr>
<tr>
<td>3</td>
<td>Gili-McGraw Architects, L.L.P. (a) (b)</td>
</tr>
<tr>
<td>4</td>
<td>Laura M. Perez &amp; Associates, Inc. (a) (b)</td>
</tr>
<tr>
<td>5</td>
<td>Jorge A. Cutierrez, Architect, L.L.C. (a)</td>
</tr>
</tbody>
</table>

F-28
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 (North Hialeah ES), the second-ranked firm for the second-valued project (Dr. Gilbert L. Porter ES & PLC Q), and the third-ranked firm for the third-valued project (Palmetto MS).

SR Architects, P.A. (SR) was the second-ranked firm and therefore, negotiated for the second-valued GOB-funded Renovations project at Dr. Gilbert L. Porter ES & PLC Q. The highest and third-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 June 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 SR.

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

School Profile:
The campus, on approximately 6 acres, is comprised of 9 permanent buildings and associated covered walkways, built between 1990 and 1997 with a total of 104,575 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 one portable, including site restoration;
- Replacement of playground equipment and impact surfaces at PLC Q;
- Re-coating, re-surfacing and re-striping of parking lots;
- Re-coating and re-surfacing of play courts;
- Selective replacement of concrete walkways;
- Replacement of carpet in Administration Building;
- Replacement of generator and water heater;
- Replacement of HVAC system components, AHU and direct digital controls (as required);
- Provide new camera security alarm system;
- Renovation of single and group toilets, including replacement of plumbing fixtures/finishes, water coolers and miscellaneous plumbing upgrades;
- Replacement of backflow preventer;
- Replacement of PA system, lighting, data ports, electrical receptacles and miscellaneous electrical upgrades; and
- Selective interior/exterior paint.

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:

<table>
<thead>
<tr>
<th>PRIME FIRM NAME</th>
<th>DISCIPLINE/ROLE</th>
<th>MWBE CERTIFICATION CATEGORY</th>
<th>SBE/MBE CERTIFICATION CATEGORY</th>
<th>GOAL (%) COMMITMENT</th>
<th>NON-SBE/MBE (%) COMMITMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fraga Engineers, L.L.C.</td>
<td>Electrical Engineer</td>
<td>Hispanic-American</td>
<td>SBE Tier 1</td>
<td>23.66%</td>
<td>-</td>
</tr>
<tr>
<td>Fraga Engineers, L.L.C.</td>
<td>Mechanical Engineer</td>
<td>Hispanic-American</td>
<td>SBE Tier 1</td>
<td>23.66%</td>
<td>-</td>
</tr>
<tr>
<td>DDA Engineers, P.A.</td>
<td>Structural Engineer</td>
<td>Hispanic-American</td>
<td>-</td>
<td>-</td>
<td>1.29%</td>
</tr>
<tr>
<td>AMBRO, Inc.</td>
<td>Civil Engineer</td>
<td>African-American</td>
<td>SBE Tier 1</td>
<td>1.93%</td>
<td></td>
</tr>
<tr>
<td>Bell Landscape Architecture, Inc.</td>
<td>Landscape Architecture</td>
<td>Woman</td>
<td>MBE</td>
<td>1.29%</td>
<td>-</td>
</tr>
</tbody>
</table>
Notes:
1. SR's RFQ Response included 16.5% SBE/MBE sub-consultant participation. However, subsequent to the negotiations, SR submitted increased commitment percentages for their sub-consultants. Accordingly, their total revised SBE/MBE participation increased from 16.5% to 50.54%.
2. Attachment "A" includes applicable SBE/MBE and M/WBE certificates for the prime firm and their sub-consultants.

Construction Cost Estimate: $2,735,346  (GOB-funded)

Project Schedule:
SR 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: April 20, 2018
  • Final Scope Definition Program and Master Plan: June 20, 2018

  Note: It is anticipated that Issue Resolution by M-DCPS will be completed by May 11, 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: September 5, 2018
  • Phase I - Schematic Design: September 28, 2018
  • Phase II/III Construction Documents 50% complete: November 9, 2018
  • Phase II/III Construction Documents 100% complete: January 28, 2019

Construction milestones (contingent on approved documents)
  • Board Award - Guaranteed Maximum Price (GMP): July 2019
  • Construction - Substantial Completion by: September 2020

Terms & Conditions:
1. Program/Master Plan Services Fees:
   SR has agreed to a lump sum fee for Program/Master Plan Services of $17,500 (with a Construction Budget of $2,735,346). The fee includes all required services, consultart 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

<table>
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<tr>
<th>Service</th>
<th>% OF FEE</th>
<th>FEE</th>
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<tbody>
<tr>
<td>Preliminary Scope &amp; Estimate Submittal</td>
<td>50%</td>
<td>$8,750</td>
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<tr>
<td>(complete/accepted by M-DCPS)</td>
<td></td>
<td></td>
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<tr>
<td>Final Submittal (complete/accepted by M-DCPS)</td>
<td>40%</td>
<td>$7,000</td>
</tr>
<tr>
<td>Final M-DCPS Approval</td>
<td>10%</td>
<td>$1,750</td>
</tr>
<tr>
<td><strong>TOTAL PROGRAM/MASTER PLAN SERVICES FEE:</strong></td>
<td><strong>100%</strong></td>
<td><strong>$17,500</strong></td>
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</table>

2. **Other Terms & Conditions:**

- All work shall be in compliance with State Requirements for Educational Facilities, the Florida Building Code, Florida 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 $500,000 professional liability insurance policy with a maximum deductible of $25,000, 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 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:  
Meriel Seymour, ABC Member  
Dennis Arechavala, Planner, Advance Planning  
Juliette Pinder, Project Manager II, Capital Construction  
Eduardo Beraldi, Sr. Project Manager, Maintenance  
Michael Scott, Chief Policy & Procedures Analyst  
Thomas Spaulding, 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. 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):

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<th>Fund</th>
<th>Commitment Item</th>
<th>Funds Center</th>
<th>Program</th>
<th>Function</th>
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<td>1451100</td>
<td>22480000</td>
<td>740000</td>
<td>01528700</td>
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Prior Commissions:
The Board has commissioned SR for the following services within the last three years

- A/E of Record at Rockway Elementary School
  GOB-funded: Renovations and Physical Education Shelter Replacement - Project Number 01425200  
  Date of Commission: September 9, 2015

- Architectural/Engineering Projects Consultant (Sheltered Market for Micro Business Enterprises) for Miscellaneous Projects up to $1M each for a four-year term
  Date of Commission: April 9, 2014

Principal:
The Principal/Owner designated to be directly responsible to the Board for SR Architects, P.A., is Mr. Ernesto L. Santos. The firm is located at 7469 S.W. 50 Terrace, Miami, Florida 33155.
RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission SR Architects, P.A., as Architect/Engineer (Sheltered Market - Micro Business Enterprises) for Part 1 Services (Program/Master Plan) for General Obligation Bond funded Renovations at Dr. Gilbert L. Porter Elementary School & PLC Q, located at 15851 S.W. 112 Street, Miami, Florida 33196, Project Number 01528700, as follows:

1) A lump sum fee of $17,500 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.
ATTACHMENT “A”

SBE, MBE & M/WBE CERTIFICATES
(February 21, 2018 School Board Agenda Item F-28)

COB-FUNDED RENOVATIONS AT DR. GILBERT L. PORTER ELEMENTARY SCHOOL & PLC Q. LEGAL AD # 156

FRAGA ENGINEERS, LLC.
MECHANICAL/ELECTRICAL ENGINEERS

MIAMI-DADE COUNTY PUBLIC SCHOOLS

Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
Fraga Engineers, LLC

IS OWNED AND CONTROLLED BY A(N)
TIER 1

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 19, 2016  November 19, 2019  6515896  Vendor No.
Issue Date  Expiration Date

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

Michelleicker Long

MIAMI-DADE COUNTY PUBLIC SCHOOLS

Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
Fraga Engineers, LLC

IS OWNED AND CONTROLLED BY A(N)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 10, 2016  November 15, 2019  6515896  Vendor No.
Issue Date  Expiration Date

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

Michelleicker Long
ATTACHMENT "A"
SBE, MBE & M/WBE CERTIFICATES
(February 21, 2018 School Board Agenda Item F-28)

GOB-FUNDED RENOVATIONS AT DR. GILBERT L. PORTER ELEMENTARY SCHOOL &
PLC Q. LEGAL AD # 156

DDA ENGINEERS, P.A.
STRUCTURAL ENGINEER

MIAMI-DADE COUNTY PUBLIC SCHOOLS

MINORITY/WOMEN BUSINESS ENTERPRISE CERTIFICATE
THIS CERTIFIES THAT

DDA Engineers, P.A.

IS OWNED AND CONTROLLED BY A(N)

HISPANIC AMERICAN

PERSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

April 8, 2015       April 8, 2018
Issued Date       Expiration Date

6952803
Vendor No.

Brian Williams, CEO Development Officer
Office of Economic Opportunity
3450 NW 21st Avenue, Suite 628
Miami, Florida 33127

Page 3 of 5
ATTACHMENT “A”
SBE, MBE & M/WBE CERTIFICATES
(February 21, 2018 School Board Agenda Item F-28)

GOB-FUNDED RENOVATIONS AT DR. GILBERT L. PORTER ELEMENTARY SCHOOL &
PLC Q. LEGAL AD # 156

AMBRO, INC.
CIVIL ENGINEER

MIAII-DADE COUNTY PUBLIC SCHOOLS

Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
Ambro, Inc.

IS OWNED AND CONTROLLED BY AM
TIER 1

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

Michelle Neth-Ley

Office of Economic Opportunity
5490 NE 2nd Avenue, Suite 429
Miami, Florida 33132

July 6, 2017  July 6, 2020  6618432
Issue Date   Expiration Date   Vendor No.

MIAII-DADE COUNTY PUBLIC SCHOOLS

Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
Ambro, Inc.

IS OWNED AND CONTROLLED BY AM
AFRICAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

Michelle Neth-Ley

Office of Economic Opportunity
5490 NE 2nd Avenue, Suite 429
Miami, Florida 33132

July 6, 2017  July 6, 2020  6618433
Issue Date   Expiration Date   Vendor No.
# ATTACHMENT “A”

**SBE, MBE & M/WBE CERTIFICATES**
(February 21, 2018 School Board Agenda Item F-28)

**GOB-FUNDED RENOVATIONS AT DR. GILBERT L. PORTER ELEMENTARY SCHOOL &**
**PLC Q. LEGAL AD # 156**

**BELL LANDSCAPE ARCHITECTURE, INC.**
**LANDSCAPE ARCHITECT**

### MIAMI-DADE COUNTY PUBLIC SCHOOLS

**Micro Business Enterprise (MBE) Certificate**

THIS CERTIFIES THAT
Bell Landscape Architecture
OWNED AND CONTROLLED FIRM, PURSUANT TO
PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

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</tbody>
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Michelle Pace Long

**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
Bell Landscape Architecture
IS OWNED AND CONTROLLED BY ANY WOMEN
PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

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Miami, Florida 33132