

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

**SUBJECT:** COMMISSION OF LAURA M. PEREZ AND ASSOCIATES, INC., AS ARCHITECT/ENGINEER FOR PART 1 SERVICES (PROGRAM/MASTER PLAN) FOR GENERAL OBLIGATION BOND FUNDED ADDITION & RENOVATIONS AT SOUTH POINTE ELEMENTARY SCHOOL, LOCATED AT 1050 FOURTH STREET, MIAMI BEACH, FLORIDA 33139, PROJECT NUMBER 01530400

**COMMITTEE:** FACILITIES AND CONSTRUCTION

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

Introduction:

In October 2017, a solicitation (Request for Qualifications (RFQ) #158) 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 2<sup>nd</sup> Revision dated September 6, 2016):

- Addition & Renovations at South Pointe Elementary School (ES)  
1050 Fourth Street, Miami Beach, Florida, 33139, Project Number 01530400
- Renovations at Homestead Middle School (MS)  
650 N.W. 2 Avenue, Homestead, Florida 33030, Project Number 01528900
- Renovations at Joella C. Good ES  
6350 N.W. 188 Terrace, Miami, Florida 33015, Project Number 01529000
- Renovations at Everglades K-8 Center (K-8)  
8375 S.W. 16 Street, Miami, Florida 33155, Project Number 01424800

Ten (10) firms responded to the solicitation. Two (2) firms were not evaluated due to incomplete RFQ submittal. Eight (8) firms were evaluated, short-listed and invited to interview. On March 13, 2018, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Laura M. Perez and Associates, Inc. <sup>(a)</sup> <sup>(b)</sup>
2	Wolfberg Alvarez & Partners, Inc. <sup>(a)</sup>
3	M. Hajjar & Associates, Inc. <sup>(b)</sup>
4	M. C. Harry & Associates, Inc.

- 5 SR Architects, P.A. (a) (b)
- 6 Nyarko Architectural Group, Inc. (a) (b)
- 7 SBLM Architects, P.C.
- 8 Keith Martin Architect, Inc. (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 20% (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 (South Pointe ES), the second-ranked firm for the second-valued project (Homestead MS), the third-ranked firm for the third-valued project (Joella C. Good ES) and the fourth-ranked firm for the fourth-valued project (Everglades K-8).

Laura M. Perez and Associates, Inc. (LMP) is the highest-ranked firm and therefore, negotiated for the highest-valued GOB-funded Addition & Renovations project at South Pointe ES. The second 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/building 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 LMP.

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

School Profile:

The school, on approximately 5 acres (part of North Region), is comprised of 2 permanent buildings and associated covered walkways, built in 1991 with a total of 65,442 GSF. The school site also includes a service drive staff parking and curb-side drop-offs.

Preliminary Project Scope:

The GOB-funded deficiencies to be addressed for this project include, but are not limited to campus-wide renovations and a new prototype classroom addition to be constructed in two phases. However, only the first floor (Phase I) will be constructed at this time:

New Construction:

- Phase I (Approximately 144 SS) – New prototype classroom building (first floor) of approximately 8,547 GSF to house 8 primary classrooms (grades 1 - 3), toilets, related support spaces and all required system integration, covered walkways to connect to existing PE Shelter, and 10 new parking spaces. Phase I shall be designed and constructed to support a second floor (i.e. Phase II), including, but not limited to, appropriate foundations, utility (MEP) infrastructure, and roof design.
- Phase II - Not In Contract (Approximately 144 SS) – Future second floor addition to house 8 primary classrooms (grades 2 & 3), toilets and related support spaces.

Renovations:

- Recoating and restriping of parking lots and drives, provide pole-mounted lighting, site drainage, new bollards and relocation of exercise equipment area and bike racks with new fencing;
- Demolition of hard courts and PE play area and provide 2 new hard courts and PE play area at new location;
- Replacement of approximately 50' of Estate fencing with gate;
- Replacement of chillers, pumps and lines, cooling tower (size to provide capacity for new addition), Energy Management System (with Direct Digital Controls), and Air Handling Units (as required);
- Replacement of water coolers;
- Upgrades and extension of PA and fire alarm system (including expansion to new addition);
- Selective replacement of emergency lighting and exit signage;
- Selective replacement of doors;
- Selective replacement of flooring; and
- Selective interior/exterior painting.

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, as follows:

PRIME FIRM <u>LMP is M-DCPS certified as a SBE Tier 1 and Hispanic- American owned firm</u>  SUB-CONSULTANT FIRM NAME	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT	NON-SBE/MBE (%) COMMITMENT
AMBRO, Inc.	Civil Engineer	African-American	SBE Tier 1	10%	-
Bell Landscape Architecture, Inc.	Landscape Architect	Woman	MBE	6%	-
DDA Engineers, P.A.	Structural Engineer	Hispanic-American	-	-	6%
Fraga Engineers, L.L.C.	Electrical Engineer	Hispanic-American	SBE Tier 1	7%	-
Fraga Engineers, L.L.C.	Mechanical Engineer	Hispanic-American	SBE Tier 1	10%	-
<b>TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: <u>20%</u>)</b>				<b>33%</b>	<b>-</b>
TOTAL NON-SBE/MBE PARTICIPATION				6%	
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)				39%	

Note:

1. Subsequent to the negotiations, LMP submitted increased commitment percentages for each of their sub-consultants. Accordingly, their total revised SBE/MBE participation increased from 25% to 33%.
2. 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: \$4,062,113 (GOB-funded)

Project Schedule:

LMP 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 August 2, 2018
- Draft Scope Definition Program and Master Plan Submittal September 7, 2018
- Final Scope Definition Program and Master Plan complete September 28, 2018

Note: It is anticipated that Issue Resolution by M-DCPS will be completed by August 17, 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 November 20, 2018
- Phase I - Schematic Design December 13, 2018
- Phase II/III Construction Documents 50% complete February 5, 2019
- Phase II/III Construction Documents 100% complete April 24, 2019

Construction milestones (contingent on approved documents)

- Board Award - Guaranteed Maximum Price (GMP) October 2019
- Construction - Substantial Completion by October 2020

Terms & Conditions:

1. Program/Master Plan Services Fees:

LMP has agreed to a lump sum fee for Program/Master Plan Services of \$20,500 (with a Construction Budget of \$4,062,113). 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:

<b>PROGRAM/MASTER PLAN SERVICES</b>	<b>% OF FEE</b>	<b>FEE</b>
Draft Submittal (complete/accepted by M-DCPS)	50%	\$10,250
Final Submittal (complete/accepted by M-DCPS)	40%	\$8,200
Final M-DCPS Approval	10%	\$2,050
<b>TOTAL PROGRAM/MASTER PLAN SERVICES FEE:</b>	<b>100%</b>	<b>\$20,500</b>

2. Supporting Services Fees:

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

- a) Project Specific Survey, (at cost x 1.06), Not-to-Exceed: \$10,000
- b) HVAC T&B and Related Testing, (at cost x 1.06), Not-to-Exceed: \$5,000

Total Supporting Services Fees, Not-to-Exceed: \$15,000

3. 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, 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 report monthly on SBE/MBE Utilization to the Office of Economic Opportunity. 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 commissioning.

Selection Committee:

The Selection Committee consisted of the following individuals:

Committee Members:

Representing

Meriel Seymore, ABC Member	Superintendent of Schools
Ernie Brito, Coordinator Construction, Maintenance	Office of School Facilities
Ana Maria Arias, Planner, Advance Planning	Office of School Facilities
Alberto Marin, Project Manager II, Capital Improvement	Office of School Facilities
Jeannette Garcia, Director, Off of Economic Opportunity	Off of Economic Opportunity
Thomas Spaulding, ABC Member	Community Representative

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Carolina Velez, 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	1509100	23210000	740000	01530400

Prior Commissions:

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

- A/E of Record at Arvida Middle School  
Part 1 services (Program/Master Plan) for GOB-funded Renovations (Phase I) - Project No. 01527700  
A/E Commissioned: January 17, 2018
- A/E of Record at Comstock Elementary School  
Part 1 services (Program/Master Plan) for GOB-funded Building 01 Replacement and Renovations - Project No. 01433100  
A/E Commissioned: February 15, 2017
- 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: September 5, 2012  
Extension: August 10, 2016 - September 4, 2017
- A/E of Record at Miami Arts Studio 6-12 at Zelda Glazer  
Non GOB-funded Auditorium & Classroom Addition - Project No. 01543800  
A/E Commissioned: June 22, 2016
- A/E of Record (Sheltered Market - MBE) at Ben Sheppard Elementary School  
GOB-funded Classroom Addition and Renovations - Project No. 01423500  
A/E Commissioned: April 13, 2016
- A/E of Record at Springview Elementary School  
GOB-funded Renovations - Project No. 01435400  
A/E Commissioned: October 14, 2015
- A/E of Record at Cutler Bay Academy for Advanced Studies, Cutler Ridge Campus  
GOB-funded Partial Replacement & Renovations - Project No. 01339200  
A/E Commissioned: August 5, 2015 (Part 2)
- A/E of Record (Sheltered Market - SMBE) at D. A. Dorsey Technical College  
GOB-funded Renovations - Project No. 01442900  
A/E Commissioned: June 17, 2015
- A/E of Record at Henry H. Filer Middle School  
GOB-funded Renovations - Project No. 01433700

A/E Commissioned: June 17, 2015

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for LMP is 3.28 (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 1st. quarter of 2018).

Principal:

The Principal/Owner designated to be directly responsible to the Board for Laura M. Perez and Associates, Inc., is Laura M. Perez. The firm is located at 2401 N.W. 7 Street, Miami, Florida 33125.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission Laura M. Perez and Associates, Inc., as Architect/Engineer for Part 1 Services (Program/Master Plan) for General Obligation Bond Funded Addition & Renovations at South Pointe Elementary School, located at 1050 Fourth Street, Miami Beach, Florida 33139, Project Number 01530400, as follows:

- 1) A lump sum fee of \$20,500 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.

NAD:CV:cv

# ATTACHMENT "A"

## SBE/MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-26)

GOB-FUNDED ADDITION & RENOVATIONS AT SOUTH POINTE ELEMENTARY SCHOOL  
LEGAL AD # 158

### LAURA PEREZ AND ASSOCIATES, INC. ARCHITECT

#### MIAMI-DADE COUNTY PUBLIC SCHOOLS



##### Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT  
**Laura M. Perez & Associates, Inc.**

IS OWNED AND CONTROLLED BY A(N)  
**TIER 1**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 3, 2016    October 3, 2019    6507127  
Issue Date      Expiration Date    Vendor No.

*Michelle Nickerson-Lenz*

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  
**Laura M. Perez & Associates, Inc.**

IS OWNED AND CONTROLLED BY A(N)  
**HISPANIC AMERICAN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 3, 2016    October 3, 2019    6507127  
Issue Date      Expiration Date    Vendor No.

*Michelle Nickerson-Lenz*

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

# ATTACHMENT "A"

## SBE/MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-26)

GOB-FUNDED ADDITION & RENOVATIONS AT SOUTH POINTE ELEMENTARY SCHOOL  
LEGAL AD # 158

### FRAGA ENGINEERS, L.L.C. 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  
Issue Date

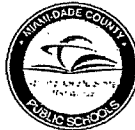
November 19, 2019  
Expiration Date

6515896  
Vendor No.

*Michelle Nickolas-Lenz*

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  
**Fraga Engineers, LLC**

IS OWNED AND CONTROLLED BY A(N)  
**HISPANIC AMERICAN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 19, 2016  
Issue Date

November 19, 2019  
Expiration Date

6515896  
Vendor No.

*Michelle Nickolas-Lenz*

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

# ATTACHMENT "A"

## SBE/MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-26)

GOB-FUNDED ADDITION & RENOVATIONS AT SOUTH POINTE ELEMENTARY SCHOOL  
LEGAL AD # 158

### DDA ENGINEERS, P.A. STRUCTURAL ENGINEER

#### MIAMI-DADE COUNTY PUBLIC SCHOOLS



#### Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT  
**DDA Engineers, P. A.**

IS OWNED AND CONTROLLED BY A(N)  
**HISPANIC AMERICAN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

April 10, 2018	April 10, 2021	6502893
Issue Date	Expiration Date	Vendor No.

*Michelle Rios-Lang*

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

# ATTACHMENT "A"

## SBE/MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-26)

GOB-FUNDED ADDITION & RENOVATIONS AT SOUTH POINTE ELEMENTARY SCHOOL  
LEGAL AD # 158

### AMBRO, INC. CIVIL ENGINEER

#### MIAMI-DADE COUNTY PUBLIC SCHOOLS



#### Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT  
**Ambro, Inc.**

IS OWNED AND CONTROLLED BY A(N)  
**TIER 1**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

July 6, 2017    July 6, 2020    6515833  
Issue Date    Expiration Date    Vendor No.

*Michelle Hicks-Lenz*

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  
**Ambro, Inc.**

IS OWNED AND CONTROLLED BY A(N)  
**AFRICAN AMERICAN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

July 6, 2017    July 6, 2020    6515833  
Issue Date    Expiration Date    Vendor No.

*Michelle Hicks-Lenz*

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

# ATTACHMENT "A"

## SBE/MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-26)

GOB-FUNDED ADDITION & RENOVATIONS AT SOUTH POINTE ELEMENTARY SCHOOL  
LEGAL AD # 158

### 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

October 25, 2017  
Issue Date

October 25, 2020  
Expiration Date

6519446  
Vendor No.

*Michelle Niko-Lenz*

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 A(N)  
**WOMEN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 25, 2017  
Issue Date

October 25, 2020  
Expiration Date

6519446  
Vendor No.

*Michelle Niko-Lenz*

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