

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

SUBJECT: COMMISSION OF WOLFBERG ALVAREZ & PARTNERS, INC., AS ARCHITECT/ENGINEER FOR PART 1 SERVICES (PROGRAM/MASTER PLAN) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT HOMESTEAD MIDDLE SCHOOL, LOCATED AT 650 N.W. 2 AVENUE, HOMESTEAD, FLORIDA 33030, PROJECT NUMBER 01528900

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 2nd 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. ^{(a) (b)}
2	Wolfberg Alvarez & Partners, Inc. ^(a)
3	M. Hajjar & Associates, Inc. ^(b)
4	M. C. Harry & Associates, Inc.
5	SR Architects, P.A. ^{(a) (b)}

F-28

- 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).

Wolfberg Alvarez & Partners, Inc. (WAP) is the second-ranked firm and therefore, negotiated for the second-valued GOB-funded Renovations project at Homestead MS. 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 July 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 WAP.

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

School Profile:

The school, on approximately 8 acres (part of South Region), is comprised of 16 permanent buildings and associated covered walkways, built between 1952 and 1982 with a total of 97,464 GSF. The school site also includes a service drive and yard, on-site staff parking, and curb-side drop-off.

Preliminary Project Scope:

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

- Re-surfacing and re-stripping of basketball courts, and replacement of baskets and backboards;
- Replacement of cooling tower (repair/replace HVAC components as required);
- Replacement of windows, auditorium seating, accordion doors, smoke barrier doors, stage lighting and electrical receptacles at Building 01;
- Renovation of toilet rooms at Buildings 01 thru 03, 05 thru 09 and 15;
- Replacement of VCT at Buildings 01 and 03;
- Replacement of miscellaneous plumbing fixtures throughout campus (classroom lavatory fixtures, water coolers, custodial mop sinks, hot water heater, etc.); 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>WAP is M-DCPS certified</u> <u>as a Hispanic-American owned firm</u>	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT	NON-SBE/MBE (%) COMMITMENT
SUB-CONSULTANT FIRM NAME					
Bliss & Nyitray, Inc.	Structural Engineer	-	-	-	10%
TWR Engineers, Inc.	Electrical Engineer	Asian-American	SBE Tier 1	15%	-
TWR Engineers, Inc.	Mechanical Engineer	Asian-American	SBE Tier 1	19%	-
In-house	Civil Engineer	-	-	-	-
TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 20%)				34%	-
TOTAL NON-SBE/MBE PARTICIPATION					10%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)				44%	

Note:

1. Subsequent to the negotiations, WAP submitted increased commitment percentages for each of their sub-consultants. Accordingly, their total revised SBE/MBE participation increased from 23% to 34%.
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: \$3,279,658 (GOB-funded)

Project Schedule:

WAP 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 July 27, 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 May 2021

Terms & Conditions:

1. Program/Master Plan Services Fees:

WAP has agreed to a lump sum fee for Program/Master Plan Services of \$20,000 (with a Construction Budget of \$3,279,658). 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)	65%	\$13,000
Final Submittal (complete/accepted by M-DCPS)	25%	\$5,000
Final M-DCPS Approval	10%	\$2,000
TOTAL PROGRAM/MASTER PLAN SERVICES FEE:	100%	\$20,000

2. Supporting Services Fee:

The following service requires prior written authorization by the Board's designee:

a) HVAC T&B and Related Testing, (at cost x 1.06), Not-to-Exceed: \$8,000

Total Supporting Services Fees, Not-to-Exceed: \$8,000

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	1625100	24540000	740000	01528900

Prior Commissions:

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

- A/E of Record at Miami Edison Senior High School
GOB-funded Renovations - Project No. 01508400
A/E Commissioned: June 21, 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: August 7, 2013
Extension: August 6, 2017

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for WAP is 3.21 (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 Wolfberg Alvarez & Partners, Inc., is Marcel R. Morlote. The firm is located at 75 Valencia Avenue, Suite 1050, Coral Gables, Florida 33134.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Wolfberg Alvarez & Partners, Inc., as Architect/Engineer for Part 1 Services (Program/Master Plan) for General Obligation Bond Funded Renovations at Homestead Middle School, located at 650 N.W. 2 Avenue, Homestead, Florida 33030, Project Number 01528900, as follows:

- 1) A lump sum fee of \$20,000 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:CV:cv

ATTACHMENT "A"
SBE/MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-28)

GOB-FUNDED RENOVATIONS AT HOMESTEAD MIDDLE SCHOOL
LEGAL AD # 158

WOLFBERG ALVAREZ & PARTNERS, INC.
ARCHITECT

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
Wolfberg Alvarez and Partners

IS OWNED AND CONTROLLED BY A(N)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

August 22, 2017	August 22, 2020	6509888
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-28)

GOB-FUNDED RENOVATIONS AT HOMESTEAD MIDDLE SCHOOL
LEGAL AD # 158

TWR ENGINEERS, INC. MECHANICAL/ELECTRICAL ENGINEERS

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
TWR Engineers, Inc.

IS OWNED AND CONTROLLED BY A(N)
TIER 1

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 6, 2016 November 6, 2019 6509354
Issue Date Expiration Date Vendor No.

Michelle Pineda-Lopez

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
TWR Engineers, Inc.

IS OWNED AND CONTROLLED BY A(N)
ASIAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 6, 2016 November 6, 2019 6509354
Issue Date Expiration Date Vendor No.

Michelle Pineda-Lopez

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