

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

**SUBJECT:** COMMISSION OF WOLFBERG ALVAREZ & PARTNERS, INC., AS ARCHITECT/ENGINEER OF RECORD (A/E), FOR PART 2 (FULL A/E) SERVICES FOR A NEW SMALL SENIOR HIGH SCHOOL PROTOTYPE FOR MARINE ACADEMY OF SCIENCE AND TECHNOLOGY AT FIU SENIOR HIGH SCHOOL BISCAYNE BAY CAMPUS (PHASE I), LOCATED IN NORTH MIAMI, FLORIDA 33181, PROJECT NUMBER 01654500

**COMMITTEE:** FACILITIES AND CONSTRUCTION

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

Introduction:

On March 15, 2017, the Board commissioned the firm of HKS Architects, Inc. (HKS), for Part 1 Services (Program/Master Plan) for a New Small Senior High School (SHS) Prototype for Marine Academy of Science and Technology (MAST) at FIU SHS Biscayne Bay Campus (Phase I) as advertised under Request for Qualifications (RFQ) #147 for Architect/Engineer of Record (A/E). The Part 1, Final Scope Definition Program/Master Plan, document was submitted by HKS. However, on April 6, 2018, HKS was notified that the District would not pursue the Part 2 full A/E services (design and construction administration) with HKS. In accordance with the RFQ, the District then selected Wolfberg Alvarez & Partners, Inc. (WAP), to negotiate Part 2 services for the project.

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

Scope of A/E Part 2 (Full A/E) Services:

Based on the Pre-programming Package by M-DCPS' Advanced Planning (dated October 2016) and the Final Scope Definition Program and Master Plan (dated March 15, 2018) the A/E scope of services include, but is not limited to, the following:

- Field verification of all existing site conditions and development of a final approved Facilities List, Project Schedule and Cost Estimate;
- Full design and construction administration services for Phase I 640 student stations (s.s.), with utilities sized to accommodate the future Phase II additional 565 s.s. as much as possible; and site plans indicating location and size for the future Phase II

- school expansion, and all other amenities planned for Phase II;
- Incorporation/adoption of the final Traffic Study prepared by The Corradino Group and submitted to Metro-Dade Public Work, Geotechnical Report recommendations prepared by NV5, Inc., and Land Survey by Schwebke-Shiskin & Associates, Inc.;
- Coordination with District departments and regulatory agencies including but not limited to FIU, Miami-Dade County; and the State Fire Marshall;
- Development of deductive alternates for the Phase I 640 s.s. building, as may be required.

#### School Profile:

MAST at FIU SHS Biscayne Bay Campus is located within the FIU Biscayne Bay Campus at 3000 N.E. 151 Street, Miami FL, and is part of the North Region. There are a total of 217 students currently housed in 4 portables and in 9 classrooms within an FIU classroom building. The New Small SHS Prototype will be located on the southwest portion of the Biscayne Bay Campus on approximately 5.3 acres.

#### Project Scope:

The New MAST at FIU SHS Biscayne Bay Campus will be designed and constructed in two phases:

Phase I: The preliminary Phase I project scope shall include, but is not limited to, a new approximate 52,273 GSF SHS prototype to house 640 s.s. for MAST at FIU SHS Biscayne Bay Campus, as follows:

- General Purpose Classrooms (English, Mathematics and Social Studies), General Science Labs, Skills Development Labs, Technology Education (Environmental/Marine Science Labs), Physical Education, Media Center, Administration, Food Service, Textbook Storage, Student and Staff Restrooms and custodial areas.
- All related ancillary, support & MEP spaces for each area, PE equipment area, hard courts, playfield, service drive, drop-offs, staff, student and visitor's parking, and all required on-site and off-site improvements for MAST at FIU SHS Biscayne Bay Campus.

Phase II: Future Phase II scope of work (Not In Contract) shall include, but is not limited to, an approximate 35,882 GSF expansion of the school to accommodate additional 565 s.s. and possible enlargement of the kitchen.

The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing FIU Biscayne Bay Campus. FIU will provide Building Code reviews, inspections, and permitting for this project in accordance with State Requirements for Educational Facilities (SREF). New construction shall be designed and constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system.

Construction Delivery Method:

In accordance with the M-DCPS Construction Delivery Method Matrix, 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 a Memorandum of Understanding outlining roles and responsibilities. WAP has committed to the 20% mandatory SBE/MBE goals for the Part 2 scope of services.

<b>PRIME FIRM</b> <b>WAP is M-DCPS certified</b> <b>as a Hispanic-American owned firm</b>	<b>DISCIPLINE/ ROLE</b>	<b>M/WBE CERTIFICATION CATEGORY</b>	<b>SBE/MBE CERTIFICATION CATEGORY</b>	<b>GOAL (%) COMMITMENT</b>
<b>SUB-CONSULTANT FIRM NAME</b>				
Curtis & Rogers Design Studio, Inc.	Landscape Architect	Hispanic-American	SBE Tier 1	3%
Nifah and Partners Consulting Engineers, Inc.	Structural Engineer	African-American	MBE	15%
TWR Engineers, Inc.	Fire Protection	Asian-American	SBE Tier 1	2%
In-house	Electrical Engineer	-	-	-
In-house	Mechanical Engineer	-	-	-
In-house	Civil Engineer	-	-	-
<b>TOTAL SBE/MBE PARTICIPATION</b> <b>(M-DCPS Mandatory SBE/MBE Goal: 20%)</b>				<b>20.0%</b>

Note:

- a) Attachment "A" includes applicable SBE, MBE and M/WBE certificates for the prime firm and their sub-consultants.

Construction Cost Estimate: \$13,250,000

Project Schedule:

WAP has agreed to the following A/E's document submittal schedule for Part 2, as follows:

- Commission - Full A/E Services May 16, 2018
- Phase I - Schematic Design Submittal June 8, 2018
- Phase II/III Construction Documents 50% complete August 10, 2018
- Phase II/III Construction Documents 100% complete November 2, 2018

Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design accepted by no later than June 22, 2018.

Construction milestone dates (contingent on approved documents)

- Board Award March 2019
- Construction - Substantial Completion by May 2020
- Final Completion/Occupancy by June 2020

**Terms & Conditions:**

**1. Basic Services Fees:**

WAP has agreed to a lump sum fee for Basic Services of \$880,000 which represents approximately 6.64% of the Construction Budget of \$13,250,000. This Basic Services fee includes all required services, consultants and phasing in order to comply with the project schedule, 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)	12%	\$ 105,600
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS and State Fire Marshall)	25%	\$220,000
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	20%	\$176,000
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	10%	\$ 88,000
Phase IV - Bid/Award	2%	\$ 17,600
Phase V - (A) Construction Administration	26%	\$228,800
Phase V - (B) Punch List/Closeout	4%	\$ 35,200
Phase VI - Warranty	1%	\$ 8,800
<b>TOTAL BASIC SERVICES FEE:</b>	<b>100%</b>	<b>\$880,000</b>

**2. Supporting Services Fees:**

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

- a) Completion of NV5 Geotechnical Study, Not-to-Exceed: \$4,000
- b) Completion of Project-specific Land Survey with G.P.R.,  
Not-to-Exceed: \$10,000
- c) Completion of the Traffic Study, Not-to-Exceed: \$5,000
- d) HVAC Test & Balance Services, Not-to-Exceed: \$25,000

e) Threshold Inspection Services: A maximum of 160 Threshold Inspections at a flat fee of \$225/site visit, Not-to-Exceed: \$36,000

f) Additional Site Visits: A maximum of 100 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed: \$22,500

Total Supporting Services Fees, Not-to-Exceed: \$102,500

3. Other Terms & Conditions:

- The school design shall conform to the SREF, 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 design and construction of the new facility.
- 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.

Project Funding:

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
379000	568000	1703100	10770000	740000	01654500
301000	563000	1703100	10770000	740000	01654500
351000	563000	1703100	10770000	740000	01654500

Prior Commissions:

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

- A/E Part 1 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 1<sup>st</sup>. 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 of Record (A/E), for Part 2 (Full A/E) services for a New Small Senior High School Prototype for Marine Academy of Science and Technology at FIU Senior High School Biscayne Bay Campus (Phase I), located in North Miami, Florida 33181, Project Number 01654500, as follows:

- 1) a lump sum fee of \$880,000 for Part 2 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.

NAD:CV:cv

# **ATTACHMENT "A"**

## **SBE/MBE & M/WBE CERTIFICATES**

(May 16, 2018 School Board Agenda Item F-32)

**NON GOB-FUNDED NEW SMALL SHS PROTOTYPE FOR  
MARINE ACADEMY OF SCIENCE AND TECHNOLOGY (MAST) AT FIU SHS BISCANY BAY CAMPUS  
LEGAL AD # 147**

### **WOLBERG ALVAREZ AND PARTNERS, INC. ARCHITECT & ELECTRICAL/MECHANICAL/CIVIL ENGINEERS**

#### **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 Pineda-Lopez*

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-32)

NON GOB-FUNDED NEW SMALL SHS PROTOTYPE FOR  
MARINE ACADEMY OF SCIENCE AND TECHNOLOGY (MAST) AT FIU SHS BISCANY BAY CAMPUS  
LEGAL AD # 147

### NIFAH AND PARTNERS CONSULTING ENGINEERS, INC. STRUCTURAL ENGINEER

#### MIAMI-DADE COUNTY PUBLIC SCHOOLS



#### Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT  
**Nifah and Partners Consulting Engineers, Inc.**

OWNED AND CONTROLLED FIRM, PURSUANT TO

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

April 14, 2017    April 15, 2020    6518570  
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  
**Nifah and Partners Consulting Engineers, Inc.**

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

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

April 14, 2017    April 15, 2020    6518570  
Issue Date    Expiration Date    Vendor No.

*Michelle Hicks-Lenz*

Office of Economic Opportunity  
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Miami, Florida 33132



# ATTACHMENT "A"

## SBE/MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-32)

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MARINE ACADEMY OF SCIENCE AND TECHNOLOGY (MAST) AT FIU SHS BISCANY BAY CAMPUS  
LEGAL AD # 147

### TWR ENGINEERS, INC. FIRE PROTECTION

#### 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  
Issue Date

November 6, 2019  
Expiration Date

6509354  
Vendor No.

*Michelle Niles-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  
**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  
Issue Date

November 6, 2019  
Expiration Date

6509354  
Vendor No.

*Michelle Niles-Lenz*

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Miami, Florida 33132

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## SBE/MBE & M/WBE CERTIFICATES

(May 16, 2018 School Board Agenda Item F-32)

NON GOB-FUNDED NEW SMALL SHS PROTOTYPE FOR  
MARINE ACADEMY OF SCIENCE AND TECHNOLOGY (MAST) AT FIU SHS BISCANY BAY CAMPUS  
LEGAL AD # 147

### CURTIS & ROGERS DESIGN STUDIO, INC. LANDSCAPE ARCHITECT

#### MIAMI-DADE COUNTY PUBLIC SCHOOLS



#### Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT  
**Curtis & Rogers Design Studio, Inc.**

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

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

March 29, 2016    March 29, 2019    6515948  
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  
**Curtis & Rogers Design Studio, Inc.**

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

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

March 29, 2016    March 29, 2019    6515948  
Issue Date      Expiration Date    Vendor No.

*Michelle Nickerson-Lenz*

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Miami, Florida 33132