

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

SUBJECT: COMMISSION OF ALLEGUEZ ARCHITECTURE, INC., AS ARCHITECT/ENGINEER OF RECORD (A/E), FOR PART 2 (FULL A/E) SERVICES FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT NORTH MIAMI ELEMENTARY SCHOOL, PROJECT NUMBER 01509000

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

On June 21, 2017, the Board commissioned Alleguez Architecture, Inc. (AAI) for Part 1 Services (Program/Master Plan) for General Obligation Bond (GOB) funded Renovations at North Miami Elementary School as advertised under Request for Qualifications 150 for Architect/Engineer of Record (A/E). The Final Scope Definition Program/Master Plan document submitted by AAI received M-DCPS approval on April 12, 2018. Therefore, negotiations for Part 2 services (full A/E design and construction administration services) with AAI were initiated, successfully concluded and the firm has agreed to provide the services, as follows:

Project Scope:

The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus. Based on the Final Scope Definition Program/Master Plan dated March 15, 2018, the general scope of campus-wide renovations includes, but is not limited to:

- New covered walkway along N.E. 7 Court for off-site drop-off area; replacement of asphalt coating and re-stripping the parking area on the S.W. corner, and recoating, resurfacing and restriping the basketball courts including replacement of six (6) backboards and rims;
- New infrastructure (conduits and pull strings) for security cameras, and replacement of the Fire Alarm system throughout the entire campus;
- Replacement of acoustical ceiling and pendant lights with new Light-Emitting Diode (LED) lay-in fixtures in reception area 105 and secretarial area 104 (Building 01);

- Replacement of resilient flooring (Buildings 06 & 07), carpet in Media Center office and stepped reading area (Building 08), and replacement of movable partition with new interior partitions in rooms 300 & 301 (Building 03);
- Demolition of east wing of Building 06, additional security fencing, new exterior wall and renovations of Storage Room 606;
- Replacement of existing South walls with new Concrete Masonry Unit (CMU) wall system and doors, including replacement of acoustical ceiling, pendant lights with new LED lay-in fixtures and related electrical upgrades, and replacement of existing North walls transom windows, doors and hardware (Buildings 06 & 07);
- Replacement of clerestory windows and windows in Dining Room, and replacement of ten (10) aluminum jalousie windows with new windows in kitchen food preparation and office area (Building 09);
- Replacement of wall AC units with roof top packaged Direct Expansion (DX) units and Direct Digital Controls (DDC) and reinforcement of the roof structures to support the new roof top units, new soffits and ductwork (Buildings 01, 06 & 07);
- New roof top packaged DX unit, single zone Variable Air Volume (VAV) system, modulate fan speed to maintain temperature to non-conditioning kitchen (Building 09) with reinforcement of the roof structure to support the new roof top unit, replacement of DDC not connected to chiller and exhaust fan ventilation, upgrade make-up air to comply with code, and new landscape screen for HVAC equipment (Building 09);
- Replacement of DDC for HVAC equipment (Buildings 02, 03, 04, 05 & 08);
- Upgrade kitchen hood fire suppression system, and reinstall three-compartment sink to correct plumbing issue including replacing piping in wall and part of underground piping, faucets, and finishes (Building 09);
- Renovation of two (2) single occupancy restrooms in Building 06, six (6) single occupancy restrooms in primary classrooms in Building 07, and group restrooms 708 and 709 to comply with the Americans with Disabilities Act (ADA), including replacement of all piping in walls and part of underground piping, and replacement of waste and vent piping; and renovation of two (2) group restrooms including new partitions (Building 06);
- Replacement of electrical water coolers with hi/low units to comply with ADA (Building 06 & 07); and custodial mop and service sink (Building 06);
- New Stage Lift to comply with ADA (Building 09);
- Six (6) new additional electrical receptacles (Building 1); and replacement of damaged incandescent lighting (Building 12);
- Replacement of built-in base storage cabinets including new sinks and Ground Fault Interrupters (GFI) in all classrooms; and replacement of the tall storage cabinets, and open shelving storage (demolition and patching only) to be replaced with movable furniture at primary and intermediate classrooms (Building 06 & 07);
- Replacement of two (2) 100 Amp panelboards in Electrical Room 707 and Emergency Battery Pack Lighting (Building 07); and replacement of two (2) 200 Amp panelboards in kitchen area (Building 09);
- Selective exterior painting, including metal entry roof structure; and
- Development of deductive bid alternates.

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 (CMR) delivery method has been selected for this project. On June 21, 2017, the Board commissioned Veitia Padron Incorporated as CMR firm for the project. 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 Memoranda of Understanding outlining roles and responsibilities, as follows:

PRIME FIRM AAI is certified by M-DCPS as a SBE Tier 1 and Hispanic-American firm (certification expiration date: 5/20/20) see note (2) SUB-CONSULTANT FIRM NAME	DISCIPLINE/ ROLE	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE (see note (2))	GOAL % COMMITMENT	NON-SBE/MBE %
Hammond & Associates, Inc.	Electrical Engineer	African-American (6/21/20)	MBE (6/21/20)	20.0%	-
SGM Engineering, Inc.	Mechanical Engineer	Asian-American (12/9/18)	-	-	21.2%
S&F Engineers, Inc.	Structural Engineer	Asian-American (4/28/19)	SBE Tier 1 (4/28/19)	6.2%	-
SRS Engineering, Inc.	Civil Engineer	Hispanic-American (10/5/19)	SBE Tier 2 (10/5/19)	3.0%	-
TOTAL SBE/MBE PARTICIPATION - see note (1) (M-DCPS Mandatory SBE/MBE Goal: 15%)				29.2%	-
TOTAL NON-SBE/MBE PARTICIPATION					21.2%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)				50.4%	

Notes:

(1) Subsequent to the negotiations, AAI submitted revised utilization commitment percentage for each of their

sub-consultants. Accordingly, their total revised SBE/MBE participation commitment increased from 16% to 29.2%.

- (2) SBE/MBE certification is based on OEO's review of each firm's Annual Eligibility Affidavit to determine compliance with the eligibility criteria of the respective certification requirements.

Construction Cost Estimate: \$2,383,197(GOB-funded)

Project Schedule:

AAI has agreed to the following A/E's document submittal schedule for Part 2 Services:

- Board Commission - Full A/E Services August 15, 2018
 - Phase I - Schematic Design September 14, 2018
 - Phase II/III - Construction Documents 50% complete November 8, 2018
 - Phase II/III - Construction Documents 100% complete January 18, 2019
- Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design accepted by no later than September 24, 2018.

Construction milestone dates (contingent on approved documents)

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

Terms & Conditions:

1. Basic Services Fees:

AAI has agreed to a lump sum fee for Basic Services of \$184,000 which represents approximately 7.72% of the Construction Budget of \$2,383,197. 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:

BASIC SERVICES - PHASE DESCRIPTION	% OF FEE	FEE
Phase I - Schematic Design (complete/accepted by M-DCPS)	10.0%	\$18,400
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25.0%	\$46,000
Phase II/III - Construction Documents, 100% (complete/accepted by M-CPS)	16.0%	\$29,440
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	14.0%	\$25,760
Phase IV - Bid/Award	2.0%	\$3,680
Phase V - (A) Construction Administration	28.0%	\$51,520
Phase V - (B) Punch List/Closeout	4.0%	\$7,360
Phase VI - Warranty	1.0%	\$1,840
TOTAL BASIC SERVICES LUMP SUM FEE:	100.0%	\$184,000

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

a) Additional Site Visits: A maximum of 70 additional site visits at a flat fee of \$250/site visit, Not-to-Exceed:	\$17,500
b) Project Specific Land Survey, Not-to-Exceed:	\$5,000
c) Test & Balance, Not-to-Exceed:	\$20,000
d) Castaldi Report, Not-to-Exceed:	<u>\$8,000</u>
Total Supporting Services Fees, Not-to-Exceed:	\$50,500

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 and District Design Standards and policies;
- 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 \$135/hour for the Architect, and \$135/hour for the Sub-consultants' Principals, for Board-authorized additional services;
- The standard multiplier for hourly compensation is limited to 2.40 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 1.70 for any Additional Services approved by the Board;
- The A/E shall maintain no less than a \$1,000,000 Professional Liability Practice Policy with a maximum deductible of \$50,000; Workers Compensation/Employers' Liability Insurance; Commercial General Liability Insurance, Automobile 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 (GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1394100	21870000	740000	01509000

Prior Commissions:

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

- Architectural/Engineering Projects Consultant (A/EPC) for Miscellaneous Projects up to \$2M each for a four-year continuing term with extensions at the option of the Board
Date of Commission: April 17, 2013
6-Month Extension: October 11, 2017 to April 16, 2018
- A/E for North Miami Elementary (Part 1 – Program/Master Plan)
GOB-funded Renovations - Project Number 01509000
Date of Commission: June 21, 2017
- A/E of Record for Lakeview Elementary
GOB-funded Renovations - Project Number 01434500
Date of Commission: October 14, 2015
- A/E of Record for Charles R. Hadley Elementary & PLC-A
GOB-funded Renovations - Project Number 01432900
Date of Commission: June 17, 2015

Performance Evaluation Score:

M-DCPS' A/E Performance Evaluations ratings are the average score received from staff for all projects currently underway or completed within the previous three years. Ratings are based on a scale of 1.00 to 5.00, with 5.00 as the highest rating. The current score for AAI as of March 31, 2018: **3.38**

Principal:

The Principal/Owner designated to be directly responsible to the Board for Alleguez Architecture, Inc., is Ana Alleguez. The firm is located at 7294 S.W. 48 Street, Miami, Florida 33155.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Alleguez Architecture, Inc., as Architect/Engineer of Record (A/E), for Part 2 (Full A/E) services for Renovations at North Miami Elementary School, located at 655 N.E. 145 Street, North Miami, Florida 33161, Project Number 01509000, as follows:

- 1) A lump sum fee of \$184,000 for Part 2 services; and
- 2) Project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:CV:cv

