

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 GENERAL OBLIGATION BOND FUNDED RENOVATIONS (PHASE II) AT NORLAND MIDDLE SCHOOL, PROJECT NUMBER 01509500**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

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

Introduction:

In July 2018, a solicitation, Request for Qualifications (RFQ) #168, 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):

- Renovations (Phase II) at Norland Middle School (MS)  
1235 N.W. 192 Terrace, Miami Gardens, Florida 33169, Project Number 01509500
- Renovations at Ernest R. Graham K-8 Academy (K-8)  
7330 West 32 Avenue, Hialeah, Florida 33018, Project Number 01528500

Eleven (11) firms responded to the solicitation. Two (2) firms were not evaluated due to incomplete RFQ responses. Nine (9) firms were evaluated, and six (6) firms were shortlisted and invited to interview. On September 13, 2018, the shortlisted firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Wolfberg Alvarez & Partners, Inc. <sup>(a)</sup>
2	Laura M. Perez and Associates, Inc. <sup>(a) (b)</sup>
3	Alleguez Architecture, Inc. <sup>(a) (b)</sup>
4	Rodriguez Architecture, Inc. <sup>(a) (b)</sup>
5	Saltz Michelson Architects, Inc.
6	M. C. Harry and Associates, Inc.

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 (Norland MS) and the second-ranked firm for the second-valued project (Ernest R. Graham K-8).

Wolfberg Alvarez & Partners, Inc., was the highest-ranked firm and therefore, negotiated for the highest-valued GOB-funded Renovations (Phase II) project at Norland MS. The second-ranked firm successfully negotiated their respective project and is being presented under a separate Board agenda item.

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 is in two parts (and two phases), as follows:

PART 1 - The Final Scope Definition and Master Plan (Programming Package) for a two-phased project was developed by Wolfberg Alvarez & Partners, Inc. (WAP), under an Architectural/Engineering Projects Consultant (A/EPC) Agreement. The Programming Package was approved by staff on December 27, 2017, and updated on May 3, 2018, to include updated site/building analysis, mechanical/electrical/plumbing systems analysis, scope/feasibility options, construction cost estimates, project scheduling, and phasing plans.

- Phase I of the project, a Black Box Theater addition and related upgrades to enhance the school's Center for The Arts, has been expedited via a continuing A/EPC Agreement and is currently under construction.
- Phase II of the project includes the remaining renovation work (as detailed in the Programming Package by WAP) and is presented under this commission recommendation for PART 2 services.

PART 2 - Full A/E design and construction administration services for the Phase II scope of the project.

Negotiations with WAP were successfully concluded and the firm has agreed to provide PART 2 A/E professional services for full design and construction administration, as follows:

### School Profile:

The school is located at 1235 N.W. 192 Terrace, Miami Gardens, Florida 33169, on approximately 13 acres and is part of the North Region. The campus is comprised of 10 permanent buildings built between 1959 and 2005 with approximately 144,600 GSF and associated covered walkways. The school campus also includes portables, a service drive and yard, on-site staff parking and curb-side drop-off.

### Scope of Full A/E Services (PART 2):

The scope of campus-wide, miscellaneous renovations includes, but is not limited to:

- Replacement of domestic water piping, including water service from municipal system for entire school;
- New covered walkway between Buildings 09 & 10;
- Removal of all corrugated building fascia and restoration of finishes at Buildings 01, 03 & 04;
- Replacement of ceilings, storefronts and windows, and new exterior doors at ground floor classrooms in Buildings 03 through 05 (including flooring replacement in Music Suite at Building 05);
- Refinishing of 1<sup>st</sup> floor corridor wood partitions and interior doors in Buildings 03 through 05;
- Removal of all lockers in Building 04 including restoration of all finishes (as required);
- New 1-hour rated assembly at 2<sup>nd</sup> floor corridor (both sides) in Building 04, including the replacement of interior wood doors with 1-hour rated hollow metal doors and frames (including all hardware);
- Repair of partition finishes in Building 06;
- Renovation of auditorium including reroofing, replacement of house light fixtures, stage lighting with control system, sound system (including replacement of built-in control table), 200 amp electrical panel and associated wiring, display cases and seating (using high school specifications for the new seats);
- Replacement of HVAC system including direct digital controls in Buildings 03 & 04;
- New direct digital controls in Buildings 02, 05 & 06;
- Replacement of two package roof-top units in Building 05;
- Replacement of fan coil unit with a direct expansion unit ventilator in Building 05;
- Replacement of cooling tower in Building 06;
- Renovation of group toilets including finishes, fixtures & infrastructure in Buildings 01, 03, 04 & 05 (excluding showers);
- Replacement of electric water coolers and classroom laboratory fixtures in Buildings 03 & 04;
- Replacement of custodial sinks in Buildings 01 & 03;
- Replacement of exterior soffit and electrical disconnect at Building 07;
- Replacement of 320 interior light fixtures, 4 electrical distribution panels (550 amps total), 400 amp electrical panelboard, 160 emergency lights with battery pack, and associated wiring in Buildings 04;
- Replacement of 80 interior light fixtures, 40 emergency lights, 400 amp distribution panel, 800 amp panelboard, and associated wiring at Building 05;

- Replacement of electrical disconnect in Building 06;
- Upgrade of public address and security alarm systems;
- Replacement of fire alarm system; and
- Selective exterior/interior painting of Buildings 02 through 10.

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:

LIST OF M-DCPS OEO CERTIFICATIONS				
PRIME FIRM: WAP is certified as a HA (certificate expires on 8-22-2020)				
SUB-CONSULTANTS FIRM NAME	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE (*) CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE GOAL (%) COMMITMENT
TWR Engineers, Inc.	Electrical Engineer	AS 11-6-2019	SBE-T1 11-6-2019	8%
TWR Engineers, Inc.	Mechanical Engineer	AS 11-6-2019	SBE-T1 11-6-2019	8%
Nifah & Partners Consulting Engineers, Inc.	Structural Engineer	AA 4-15-2020	MBE 4-15-2020	7%
TWR Engineers, Inc.	Plumbing Engineer	AS 11-6-2019	SBE-T1 11-6-2019	4%
<b>TOTAL PARTICIPATION FOR PRE-CONSTRUCTION (M-DCPS Mandatory Goal 20%)</b>				<b>27%</b>

M/WBE Category Codes:

AA = African-American  
AS = Asian-American  
HA = Hispanic-American

SBE/MBE (\*) Category Codes:

SBE-T1 = Small Business Enterprise - Tier 1  
MBE = Micro Business Enterprise

Note:

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

Construction Budget: \$5,389,405 (GOB-funded)

Project Schedule:

WAP has agreed to the following A/Es document submittal schedule for PART 2 (Phase II), as follows:

PART 2 (Phase II of the project)

- Commission - Full A/E Services November 20, 2018
- Phase I - Schematic Design Submittal December 10, 2018
- Phase II/III Construction Documents 50% complete February 14, 2019
- Phase II/III Construction Documents 100% complete June 20, 2019

Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design accepted by no later than December 20, 2018.

Construction milestone dates (contingent on approved documents)

- Board Award October 2019
- Construction - Substantial Completion by February 2021

Terms & Conditions:

1. Basic Services Fees:

WAP has agreed to a lump sum fee for Basic Services of \$382,000 which represents approximately 7.09% of the Construction Budget of \$5,389,405. This Basic Services fee includes all required services, consultants and phasing 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)	11%	\$42,020
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25%	\$95,500
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	15%	\$57,300
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	15%	\$57,300
Phase IV - Bid/Award	2%	\$7,640
Phase V - (A) Construction Administration	27%	\$103,140
Phase V - (B) Punch List/Closeout	4%	\$15,280
Phase VI - Warranty	1%	\$3,820
<b>TOTAL BASIC SERVICES FEE:</b>	<b>100%</b>	<b>\$382,000</b>

2. Supporting Services Fees:

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

- |  |                 |
|--|-----------------|
| a) Completion of Project-Specific Land Survey, Not-to-Exceed:  | \$5,000         |
| b) HVAC Test & Balance Services, Not-to-Exceed:  | \$25,981        |
| c) Additional Site Visits: A maximum of 100 additional site visits at a flat fee of \$250/site visit, Not-to-Exceed: | <u>\$25,000</u> |

Total Supporting Services Fees, Not-to-Exceed: \$55,981

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;
- 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 \$135.00/hour for the Architect, and \$135.00/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 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:

Meriel Seymore, ABC Member  
 Don Bailey, Sr. Project Manager, Capital Improvements  
 Adela Pierson, Planner, Advance Planning  
 Jorge Bonsenor, Sr. Project Manager, Maintenance  
 Jeannette Garcia, Director, Off. of Economic Opportunity  
 Jose Solares, FPL - Retired

Representing

Superintendent of Schools  
 Office of School Facilities  
 Office of School Facilities  
 Office of School Facilities  
 Off. of Economic Opportunity  
 Community Representative

Representatives of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Octavio D. Suarez, 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	563000	1657100	25020000	740000	01509500
351000	568000	1657100	25020000	740000	01509500

Prior Commissions:

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

- A/E of Record at Marine Academy of Science and Technology at FIU Senior High School Biscayne Bay Campus (Phase I)  
 GOB-funded Renovations - Project No. 01654500  
 A/E Commissioned: May 16, 2018
- A/E at Homestead Elementary School  
 Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project No. 01528900  
 A/E Commissioned: May 16, 2018
- A/E at Miami Edison Senior High School  
 Part 1 services (Program/Master Plan) for 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 second. 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 General Obligation Bond funded Renovations (Phase II) at Norland Middle School, located at 1235 NW 192 Terrace, Miami Gardens, Florida 33169, Project Number 01509500, as follows:

- 1) A lump sum basic services fee of \$382,000 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.

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