

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

**SUBJECT:** COMMISSION OF M.C. HARRY & ASSOCIATES, INC., AS ARCHITECT/ENGINEER OF RECORD FOR A CLASSROOM ADDITION AT SHENANDOAH MIDDLE SCHOOL (A REUSE OF BENJAMIN FRANKLIN K-8 CENTER CLASSROOM ADDITION), PROJECT NUMBER 01893000

**COMMITTEE:** FACILITIES AND CONSTRUCTION

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

Introduction:

On July 13, 2016, M. C. Harry & Associates, Inc. (MCH), was commissioned by the Board as Architect/Engineer (A/E) of Record for the General Obligation Bond (GOB) funded Classroom Addition and Renovations at Benjamin Franklin K-8 Center.

In accordance with Florida Statute 287.055, the Board may reuse existing plans from a prior project. Therefore, due to the similarity of scope and program requirements for the Classroom Addition at Shenandoah Middle School, located at 1950 S. W. 19 Street, Miami, Florida 33145, Project Number 01893000, staff determined that the reuse of MCH's Classroom Building Addition at Benjamin Franklin K-8 Center would be advantageous to the District by providing cost efficiencies, with expedited design and construction duration to meet an aggressive schedule, and occupancy by August 2020.

Negotiations with MCH as A/E of Record have been successfully concluded, as follows:

Project Scope:

The scope of work includes, but is not limited to:

- Demolition of 5 existing portables, and one primary playground area (with equipment); site restored to receive the new classroom building;
- Construction of a new, one-story building, with seven upper academy classrooms, approximately 7,994 gross total square feet, with 154 student station capacity, one administrative office, male and female group toilets, custodial service closet and storage room;
- Physical Education Shelter;
- Addition of 18 new parking spaces by expanding the existing, south parking area;
- Covered walkways as required;
- Incidental restoration of landscaping and existing courtyard pavers; and

- Façade treatment of new classroom building addition to complement the recently renovated Building 01, at Shenandoah Middle School.

Scope of Professional Services:

The project requires full A/E services and may include other services as requested by the Board. The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus. New construction shall be designed and constructed to be in compliance with M-DCPS' Design Standards, SREF, and all applicable Codes and Board Policies, and to meet U.S. Green Building Council's "*Leadership in Energy and Environmental Design for Schools*", (LEED®), rating system.

Based on the Program Package by M-DCPS' Advance Planning, dated October 2018, the A/E scope of services for design and construction administration includes, but is not limited to, the following:

- Field verification of all existing site conditions and development of all infrastructure/utility tie-ins;
- Coordination with District departments and regulatory agencies;
- Site-adaptation, including all A/E services necessary to:
  - 1) Update the existing Construction Documents to comply with the most current version of the Florida Building Code, State Requirements for Educational Facilities (SREF), Florida Fire Prevention Code, National Fire Prevention Association 101 (Life Safety Code), and all other applicable codes; and
  - 2) Update the documents to comply with current M-DCPS Design Standards (written request for any deviations must be approved by M-DCPS); and
  - 3) Update of Life-Cycle Cost Analysis for the new building based on final configuration/program;
- Building Modifications, including:
  - 1) Removal of two classrooms (one bay) such that the new addition has seven classrooms, rather than nine; ancillary spaces will be reused without reductions of square footages based on reduction of student stations;
  - 2) Rotate new building such that the group toilets are on the West end of the building, (with entry to the group toilets relocated to the interior of the building) and the entrance faces East toward SW 19<sup>th</sup> Avenue, where the bus and parent drop-offs will be located;
  - 3) Relocate the PE Shelter to the West side of the Building;
  - 4) Possible downsizing of A/C equipment;
  - 5) Detail the elevations of the new classroom building to complement the recently renovated/repainted Building 01 of the Shenandoah Middle School; and
  - 6) Provide Deductive Alternates for a) additional parking, and b) removal of PE Shelter.

Construction Delivery Method:

In accordance with the M-DCPS Construction Delivery Method Matrix, the traditional hard 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.

Construction Cost Estimate: \$2,373,392

Office of Economic Opportunity (OEO) Review:

(Note: Mandatory SBE/MBE Sub-Consultant Utilization Goal of 15% was required for the Benjamin Franklin K-8 project)

This is a reuse project; therefore, the A/E is required to use the same Mandatory S/MBE Sub-Consultant Utilization Goal of 15% as the original commission. M-DCPS' OEO staff verified the Small Business Enterprises (SBE) or Micro Business Enterprises (MBE) and Minority/Women Business Enterprises (M/WBE) certification status of each sub-consultant, as follows:

PRIME FIRM (MCH is not certified by M-DCPS as SBE, MBE or M/WBE)  SUB-CONSULTANT FIRM NAME	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SMBE CERTIFICATION CATEGORY & EXPIRATION DATE	GOAL (%) COMMITMENT
SDM Consulting Engineers, Inc.	Electrical Engineer	HA Expiration date 11/9/2019	SBE T2 Expiration Date 11/9/2019	10%
SDM Consulting Engineers, Inc.	Mechanical Engineer	HA Expiration date 11/9/2019	SBE T2 Expiration date 11/9/2019	10%
Building Center No. 3	Const. Administration/ Architectural Support	AA Expiration date 10/17/2020	MBE Expiration date 10/17/2020	2%
Nifah & Partners Consulting Engineers, Inc.	Civil Engineer	AA Expiration date 4/15/2020	MBE Expiration date 4/15/2020	18%
<b>SBE/MBE SUB-CONSULTANT PARTICIPATION:</b>				<b>40%</b>
NON-SMBE SUB-CONSULTANT FIRM NAME	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY	SMBE CERTIFICATION CATEGORY	%
Bliss & Nyitray Engineering, Inc.	Structural Engineer	-	-	12.0%
<b>NON-SMBE SUB-CONSULTANT PARTICIPATION</b>				<b>12.0%</b>

M/WBE Category Codes:

AA = African-American  
HA = Hispanic-American

SBE/MBE (\*) Category Codes:

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

Notes:

1. Subsequent to the negotiations, MCH elected to replace Keith & Associates, Inc. (the original Civil Engineer on the Benjamin Franklin K-8 Center project), with the firm of Nifah & Partners Consulting Engineers, Inc., (NAP), as Civil Engineer for this reuse project. NAP is certified with the District as a MBE firm and as an African-American owned firm. As a result, MCH's total revised SBE/MBE participation has increased to 40%.
2. (\*) 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.

Project Schedule:

MCH has agreed to the following document submittal schedule:

- Phase I – Submittal of Conceptual Site Plan: January 15, 2019
- Phase II/III – Submittal of Construction Documents 100% complete/accepted by M-DCPS: February 28, 2019

Note: The schedule for the project is aggressive. There will not be a Phase II/III Construction Documents 50% complete submittal as this project is based on reuse of plans. The Phase II/III - Construction Documents 100% complete submittal due date for the A/E is predicated on M-DCPS' acceptance of the Phase I – Conceptual Site Plan Submittal, by no later than January 22, 2019.

- M-DCPS Matrix Meeting: March 4, 2019
- Phase II/III – Construction Documents, 100% complete/approved for permitting by BCC: no later than April 22, 2019

Project construction milestone dates are as follows:

- Board Award (Hard Bid) by: July 2019
- Construction - Substantial Completion (11 months duration) by: June 2020
- Final Completion/Occupancy by: August 2020

Terms & Conditions:

A. Basic Services Fee:

MCH has agreed to a lump sum reuse fee for Basic Services of \$112,000 which represents approximately 4.7% of the Construction Budget of \$2,373,392. This Basic Services reuse fee shall include, but is not limited to, all required A/E design and construction administration services, sub-consultants, code and design criteria

updates, site adaptation, FISH documentation, and phasing of construction documents to comply with the project schedule and construction budget, unless noted otherwise as Supporting Services fees. Basic Services reuse 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 – Site/Schematic Design (complete/accepted by M-DCPS)	11.1%	<b>\$ 12,500</b>
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	23.9%	<b>\$ 26,767</b>
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/ Building Official)	23.9%	<b>\$ 26,768</b>
Phase IV - Bid/Award	3.2%	<b>\$ 3,630</b>
Phase V - (A) Construction Administration (through Substantial Completion)	31.3%	<b>\$ 35,000</b>
Phase V - (B) Punch List/Closeout/Occupancy	5.4%	<b>\$ 6,000</b>
Phase VI – Warranty Inspection/Report	1.2%	<b>\$ 1,335</b>
<b>TOTAL BASIC SERVICES FEE:</b>	<b>100.0%</b>	<b>\$112,000</b>

**B. Supporting Services Fees:**

- 1) Building Modifications as detailed in Scope of Professional Services as requested by M-DCPS: \$ 15,000  
(Lump Sum, payable upon submittal/acceptance of Phase II/III 100% CDs)
  
- 2) The following services require prior written authorization by the Board's designee:
  - a) Additional Site Visits – 40 Visits at \$250/visit/discipline, Not-to-Exceed: \$ 10,000
  
  - b) HVAC Test & Balance, at cost x 1.06, Not-To-Exceed: \$ 8,000
  
- Total Supporting Services Fees, Not-to-Exceed: \$ 33,000

**C. Other Terms & Conditions:**

- 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 2.4 for any Additional Services approved by the Board;
- The provisional multiplier for hourly compensation is limited to 1.70 for any Additional Services approved by the Board;
- The A/E shall maintain no less than a \$1 million Professional Liability insurance policy with a maximum deductible of \$50,000; Commercial General Liability Insurance; Automobile Liability Insurance; Workers' Compensation/Employers' 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 commission.

Project Funding (Non-GOB funding)

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
369000	568000	1684100	25350000	740000	01893000
369000	568900	1684100	25350000	740000	01893000

Prior Commissions:

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

- A/E at Coral Gables Senior High School  
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project Number 01433200  
Date of Commission: February 15, 2017
- A/E of Record at Southwest Miami Senior High School  
Full A/E Services for GOB-funded Renovations - Project Number 01425600  
Date of Commission: January 25, 2017

- A/E of Record at Benjamin Franklin K-8 Center  
Full A/E Services for GOB-funded Classroom Addition and Renovations - Project Number 01432700  
Date of Commission: July 13, 2016
  
- A/E of Record at New K-8 Center at 13835 NW 97 Avenue, Hialeah, FL 33018  
Full A/E Services for GOB-funded Facility Conversion Phase 2A -Project Number 01439703 and Phase 2B – Project Number 01439704  
Date of Commission: July 13, 2016
  
- A/E of Record at Hialeah-Miami Lakes Senior High School  
Full A/E Services for GOB-funded Renovations - Project Number 01326600  
Date of Commission: March 9, 2016

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for MCH is 3.37, the most recent average score for projects currently underway or completed within the last three years, based on a scale of 1-5, low to high, for 2nd quarter of 2018.

Principal/Location

The Principal/Owner designated to be directly responsible to the Board for M.C. Harry & Associates, Inc. is Lourdes Solera. The firm is located at 2780 S.W. Douglas Road, Suite 302, Miami, Florida 33133.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission M.C. Harry & Associates, Inc., as Architect/Engineer of Record for Classroom Addition at Shenandoah Middle School (a reuse of Benjamin Franklin K-8 Center Classroom Addition) located at 1950 S.W. 19 Street, Miami, Florida 33145, Project Number 01893000, as follows:

- 1) a lump sum fee of \$112,000 for A/E Basic 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:SGK:sgk

