

Office of School Facilities
Raul F. Perez, Chief Facilities Design & Construction Officer

SUBJECT: COMMISSION OF M.C. HARRY & ASSOCIATES, INC., AS ARCHITECT/ENGINEER OF RECORD (A/E) FOR PART 2 (FULL A/E) SERVICES FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT CORAL GABLES SENIOR HIGH SCHOOL, PROJECT NUMBER 01433200

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

On February 15, 2017, the Board commissioned M.C. Harry & Associates, Inc. (MCH), for Part 1 Services (Program/Master Plan) as advertised under Request for Qualifications 143 for Architect/Engineer of Record for General Obligation Bond (GOB)-funded Renovations at Coral Gables Senior High School, located at 450 Bird Road, Coral Gables, Florida 33146. The Final Scope Definition Program/Master Plan document received was approved by M-DCPS on June 26, 2019. Negotiations with MCH were successfully concluded and the firm has agreed to provide Part 2 full A/E services for the project 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 May 24, 2019 and revised September 5, 2019, the general scope of campus-wide renovations includes, but is not limited to:

Site & Campus-wide

- Provide a new covered walkway connecting Female Locker Room in Building 08 with existing walkway (80 LF);
- Install approximately 200 fire alarm smoke detectors above ceilings in plenum spaces;
- Upgrade existing fire alarm panel to support additional devices (including recertification);
- Replace 650 LF of 5' chain link fence/gate with 8' chain link fence/gate on south side of property;
- Regrade and landscape the courtyards for ground floor egress window heights;
- Prune trees as needed;
- Repair and replace sanitary lines for Buildings 02, 03, 04 & 05 from toilet rooms to main;

- Replace 4 vinyl-coated park benches in main courtyards by Buildings 02 & 03;
- Install 100 additional security cameras; remodel main equipment Room 4118 in Building 04 and provide new CCTV Headend equipment and dedicated mini-split HVAC unit;
- Provide new Energy Management System (EMS) with new EMS panel (include Building 09's existing DDC controls connections to new EMS panel);
- Install an 8'x8' enclosure with gate to secure electrical and gas utilities at northeast side of Building 08; and
- Provide campus-wide ADA improvements of doorways, doors hardware, closers and thresholds, ramps, handrails and signage.

Building 01 - Administration & Classrooms Building

- Replace all existing windows and install new window shades;
- Replace 10-Ton rooftop top unit (RTU) above administration area with a floor-mounted chilled-water AHU (including new chilled-water lines) connected to new water-cooled chiller;
- Create new mechanical room within administration area. Remove existing RTU and support and patch roof;
- Replace AC-1 and AC-2 suspended AHUs with 2 (53-Ton & 46-Ton) floor-mounted AHUs connected to new water-cooled chiller (include all ductwork replacement and add VAVs, dampers and access panels);
- Remove AC-1 and AC-2 and its structural supports and patch ceiling;
- Convert Office Room 2153 in Building 02 and Planning Room 3103 in Building 03 to mechanical rooms with new double doors, openings in CMU for ductwork and new exterior louvers for outside air intake;
- Remodel Rooms 1104A (Staff Restroom), 112A (Public Restroom) and 1128 (Staff Restroom) into new ADA compliant restrooms;
- Replace electrical Panel NA and upgrade Panel EM-3; and
- Replace exterior corridor soffit and light fixtures.

Building 02 - Classrooms Buildings

1950 Building

- Replace all existing windows and install new window shades;
- Install new windows in 15 Classrooms with new window shades;
- Remodel stalls in Rooms 2135 (Male Student Restroom), 2151 (Female Student Restroom), 2154A (Staff Restroom) and 2251 (Male Student Restroom) into new ADA compliant restrooms;
- Convert Room 2124 (Textbook Storage) to electric room;
- Remodel Room 2136 to provide required electrical code clearances;
- Expand Room 2152 to fit replacement of electrical panel EM-4 and install required mechanical ventilation;
- Upgrade electrical panels in Rooms 2110, 2124, 2135, 2136 & 2151;
- Replace 8 exterior metal doors in Corridor 2150;
- Replace acoustical ceiling tiles as needed;
- Complete HVAC system-wide replacement: Replace AC-3 and AC-4 suspended AHUs with 2 (76-Ton & 47-Ton) floor-mounted AHUs connected to new water-

cooled chiller (include replacing all ductwork; add VAVs, dampers and access panels);

- Remove AC-3 & AC-4 and its structural supports and patch ceiling; and
- Convert Textbook Room 2124 in Building 02 to mechanical rooms with new double doors; openings in CMU for ductwork and new exterior louvers for outside air intake; and exterior corridor soffit and light fixtures.

1993 Building

- Repair leaks at existing windows as needed;
- Replace gas lines and valves in 10 Science Rooms;
- Clear and cap existing gas lines; provide new gas connection to existing exterior tank and to main distribution lines above ceiling; provide new gas termination at each station and provide new chase partition to conceal gas piping;
- Replace existing non-functional hoods and connect to ventilation system;
- Provide new electrical and fire alarm connection;
- Provide ventilation to Mechanical Room 2110;
- Replace ceiling grid, VCT, and re-paint walls in interior corridors;
- Replace 8 AHUs 1-1, 1-2, 1-3, 1-4, 2-1, 2-2, 2-3 & 2-4 and connect to existing 70-ton air-cooled chiller serving building;
- Remove 8 AHUs and its structural supports and patch ceiling;
- Create new mechanical rooms within Rooms 2012, 2015, 2019, 2202, 2205 and 2209 mechanical rooms;
- Replace acoustical ceiling tiles as needed; and
- Remove and replace ceiling light fixtures and low voltage devices.

Building 03 - Science Buildings

- Clear and cap gas lines;
- Replace all existing windows and install new window shades;
- Install new windows in 15 Classrooms/Labs with new window shades;
- Remodel stalls in Rooms 3102 (Male Student Restroom), 3134 (Female Student Restroom) and 3203 (Female Student Restroom) into new ADA compliant restrooms;
- Replace acoustical ceiling tiles as needed;
- Remove and replace ceiling light fixtures and low voltage devices;
- Complete HVAC system-wide replacement: Replace AC-5 and AC-6 suspended 2 (46-ton & 50-ton) AHUs with floor-mounted AHUs connected to new water-cooled chiller (include replacing all ductwork, add VAVs, dampers and access panels);
- Remove AC-5 & AC-6 and its structural supports and patch ceiling;
- Convert Rooms 3103 and 3124 to mechanical rooms with new double doors, openings in CMU for ductwork and new exterior louvers for outside air intake;
- Replace exterior corridor soffit and light fixtures;
- Convert Room 3122 (Storage) to electric room;
- Remodel Electric Rooms 3101 and 3202 to meet code compliance;
- Upgrade electrical panels in Rooms 3101, 3102, 614A, 3133 & 3202; and
- Install exhaust fan in Female Student Restroom 3134.

Building 04 - Media Center

- Replace all existing windows and install new window shades;

- Replace carpet with carpet tiles in Room 4110;
- Replace acoustical ceiling tiles as needed;
- Remodel Rooms 4107A (Male Student Restroom), 4122 (Male Staff Restroom) and 4124 (Female Staff Restroom) into new ADA compliant restrooms;
- Replace torn curtains in Small Theatre Room 4127;
- Remove and replace ceiling light fixtures and low voltage devices;
- Replace VCT flooring in Room 4110;
- Complete HVAC system-wide replacement: Replace DX unit above Media Center in Production Lab Room 4112 with a floor-mounted chilled water AHU (include new chilled water lines) connected to new water-cooled chiller and replace 2 suspended AHUs with floor-mounted AHUs connected to new water-cooled chiller (include replacing all ductwork, add VAVs, dampers and access panels);
- Remove all suspended units and its structural supports and patch ceiling;
- Create new mechanical room within Room 4110;
- Provide technology upgrades in Media Center;
- Upgrade electrical panels in Rooms 4110A, 4110B, 4127B, 4104 & 4105; and
- Renovate Rooms 4111, 4112, 4113, 4114 & 4121 with new ceiling tiles, HVAC registers, new light fixture and paint.

Building 05 - Auditorium

- Replace Roof Deck AAA (include roof insulation);
- Replace Roof Deck BBB (include roof insulation);
- Create rooftop visuals screen enclosure around rooftop equipment;
- Re-roof flat roof (Roof Deck ZZ) where HVAC equipment and visual screen is located;
- Add hardscape to planters between walkways and entrance of Auditorium;
- Drain, grade and add landscaping at sinkhole;
- Provide new enclosure for transformer room on roof;
- Replace (180 SF) windows at backstage Rooms 5102, 5103, 5104, 5105, 5109, 5110, 5114 & 5115 and install new window shades;
- Block-in (567 SF) windows in Rooms 5106, 5111, 5112, 5205, 5206, 5207, 5208 & 5209;
- Provide ADA access from seating area to stage;
- Expand Room 5115 (Female Dressing Room) and remodel into new ADA compliant room;
- Move dressing Rooms 5208 & 5209 to Stage level;
- Renovate back of house area at Stage level;
- Replace acoustical ceiling tiles as needed;
- Remove and replace ceiling light fixtures and low voltage devices;
- Complete HVAC system-wide replacement: Provide 119-Ton and 29-Ton (backstage area) roof-mounted AHUs connected to new water-cooled chiller (include replacing all ductwork, add VAVs, dampers and access panels);
- Remove existing 100-Ton RTU and 4 mini-splits, its structural supports and patch ceiling;
- Remodel Group Restrooms 5102 (Female Students) and 5105 (Male Students) into new ADA compliant restrooms (including ceiling, lighting and exhaust system);

- Replace and/or repair electrical panels in Electrical Room 5108 and Storage Room 5111; and
- Expand Electrical Room 5108 and relocate electrical panel in Room 5111.

Building 07 - Music Building

- Replace 21 existing aluminum windows and install new window shades;
- Replace 2 exterior wood doors at Band Room 7136;
- Complete HVAC system-wide replacement: Replace AC-10, AC-11 & AC-12 AHUs with 36-Ton floor-mounted AHUs connected to new water-cooled chiller (include replacing all ductwork, add VAVs, dampers and access panels);
- Replace electrical panels in Storage Room 7154 and Mechanical Room 7207; and
- Renovate all interior spaces.

Building 08 - Gymnasium

- Replace all existing windows and install new window shades;
- Replace 4 exterior doors at south side of Room 8103;
- Replace 2 interior doors at Rooms 8103B (Male Student Restroom) and 8103D (Female Student Restroom);
- Renovate Restrooms 8103B, 8103D, 8108B & 8108C;
- Renovate Male Locker Room 8110 and Male Shower Room 8108E;
- Provide new chilled water lines from chiller to connect to building;
- Replace HVAC system: Replace 2 25-ton suspended AHU DX type and connect to water-cooled chiller system;
- Provide HVAC system to Male Locker Rooms;
- Replace window unit in Room 8106;
- Replace 2 drinking fountains at south side exterior;
- Upgrade electrical panels in Rooms 8103A & 8113; and
- Replace Sound System in Gymnasium Room 8103.

Building 15 - Storage Building

- Replace 2 drinking fountains.

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 February 15, 2017, the Board commissioned OHL Building, Inc., 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 <u>MCH is not M-DCPS certified as a SBE/MBE or M/WBE firm</u> SUB-CONSULTANT FIRM NAME	DISCIPLINE/ ROLE	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE	GOAL (%) COMMITMENT	NON-SBE/MBE %
SDM Consulting Engineers, Inc.	Electrical Engineer	Hispanic-American (9/27/22)	SBE Tier 2 (9/27/22)	9.9%	-
SDM Consulting Engineers, Inc.	Mechanical Engineer	Hispanic-American (9/27/22)	SBE Tier 2 (9/27/22)	9.9%	-
Nifah and Partners Consulting Engineers, Inc. - see note (1)	Structural Engineer	African-American (4/15/20)	MBE Tier 2 (4/15/20)	5.0%	-
Nifah and Partners Consulting Engineers, Inc. - see note (1)	Civil Engineer	African-American (4/15/20)	MBE Tier 2 (4/15/20)	1.5%	-
Building Center No. 3	Construction Administration	African-American (10/17/20)	MBE Tier 1 (10/17/20)	1.5%	-
TOTAL SBE/MBE PARTICIPATION - see note (1) (M-DCPS Mandatory SBE/MBE Goal: 20%)				27.8%	X

Notes:

- (1) Subsequent to the negotiations, MCH replaced sub-consultants Bliss and Nyitray, Inc., (Structural) and Keith and Associates, Inc. (Civil) with Nifah and Partners Consulting Engineers, Inc., and submitted revised utilization commitment percentage for their sub-consultants. Accordingly, their total revised SBE/MBE participation increased from 20% to 27.8%%.

Construction Budget: \$10,510,373 (Partially GOB-funded)

Project Schedule:

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

- Phase I - Schematic Design March 18, 2020
- Phase II/III - Construction Documents 50% complete May 28, 2020
- Phase II/III - Construction Documents 100% complete August 10, 2020

Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design acceptance no later than April 8, 2020.

Construction milestone dates:

- Board Award - Guaranteed Maximum Price (GMP) February 2021
- Construction - Substantial Completion October 2022
- Final Completion January 2023

Terms & Conditions:

1. Basic Services Fees:

MCH has agreed to a lump sum fee for Basic Services of \$775,000 which represents approximately 7.37% of the Construction Budget of \$10,510,373. This Basic Services fee includes all required services, consultants, phasing and alternate development in order to comply with the project schedule and budget, 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%	\$77,500
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	24%	\$186,000
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	14.5%	\$112,375
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	14.5%	\$112,375
Phase IV - Bid/Award	2%	\$15,500
Phase V - (A) Construction Administration	30%	\$232,500
Phase V - (B) Punch List/Closeout	4%	\$31,000
Phase VI - Warranty	1%	\$7,750
TOTAL BASIC SERVICES FEE:	100.0%	\$775,000

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

- a) Additional Site Visits: 110 additional site visits at a flat fee of \$250/site visit: \$27,500
 - b) Project-Specific Land Survey, Not-to-Exceed: \$10,000
 - c) HVAC Test & Balance, Not-to-Exceed: \$45,000
- Total Supporting Services Fees, Not-to-Exceed: \$82,500

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, and 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 OEO. 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 (Partially GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
391000	568000	1707100	26240000	740000	01433200
360000	568000	1707100	26240000	740000	01433200
351000	568000	1707100	26240000	740000	01433200

Prior Commissions:

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

- A/E at Flamingo Elementary School
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project No. 01528600
Date of Commission: March 13, 2019
- A/E of Record at Shenandoah Middle School
Full A/E Services for GOB-funded Classroom Addition - Project No. 01893000
Date of Commission: December 19, 2018
- A/E at Coral Gables Senior High School
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project No. 01433200
Date of Commission: February 15, 2017

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for MCH is 3.29, (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 3rd quarter of 2019).

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 (A/E) for Part 2 (Full A/E) Services for General Obligation Bond funded Renovations at Coral Gables Senior High School, located at 450 Bird Road, Coral Gables, Florida 33146, Project Number 01433200, as follows:

- 1) A lump sum fee of \$775,000 for Part 2 Basic Services; and
- 2) Project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:AB