

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

SUBJECT: COMMISSION OF GILI-MCGRAW ARCHITECTS, L.L.P., AS ARCHITECT/ENGINEER OF RECORD (A/E), SHELTERED MARKET SMALL BUSINESS ENTERPRISE, FOR PART 2 (FULL A/E) SERVICES FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT CORAL WAY K-8 CENTER, LOCATED AT 1950 S.W. 13 AVENUE, MIAMI, FLORIDA 33145, PROJECT NUMBER 01528300

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

On April 5, 2017, the Board commissioned Gili-McGraw Architects, L.L.P. (GMA), for Part 1 Services (Program/Master Plan) as advertised under Request for Qualifications #148 for Architect/Engineer of Record (A/E), Sheltered Market for Small Business Enterprises (SBE)/Micro Business Enterprises (MBE), for General Obligation Bond (GOB) funded Renovations at Coral Way K-8 Center. The Final Scope Definition Program/Master Plan document submitted by GMA for Coral Way K-8 Center, was approved by M-DCPS on May 5, 2018. Therefore, negotiations for Part 2 services (full A/E design and construction administration services) with GMA 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. The scope of work for this project consists of campus-wide renovations including, but not limited to:

- Site: Repair of artificial turf, selective replacement of chain link fence and gates, resurfacing and restriping of basketball courts, selective exterior paint;
- Building 01: Replacement of wood windows, replacement of eight (8) access doors & panels, replacement of HVAC equipment with Interior Packed Classroom HVAC units, related electrical upgrades, replacement of two (2) 5-ton Direct Expansion Condensing units, selective replacement of vinyl tile flooring, renovation of group restrooms 105A, 107A, 205A & 211A to current American Disabilities Act standards, renovation of group restrooms 102A, 110A, 202A &

214A to include replacement of interior water piping, group restroom infrastructure & fixtures;

Bid Alternates: Replacement of eight (8) electrical panels and one (1) electrical meter center, selective replacement of lighting fixtures, replacement of domestic water piping from Bldg. 01 restroom to the water meter at the street, selective replacement of acoustical ceiling tiles, 180 new receptacles and related electrical work;

- Building 02: Replacement of steel door, new hand wash sink, new 1.5 ton mini-split unit at Dry Food Storage, re-insulation of piping, replacement of ductwork and duct insulation above ceiling at Kitchen;

Bid Alternate: Replacement of domestic water piping from the Cafeteria to the water meter at the street;

- Building 06: Replacement of shingle roof, selective replacement of acoustical ceiling tiles & vinyl tile flooring, re-insulation of piping, replacement of ductwork and duct insulation above ceiling;
- Building 07: New roof exhaust fan and required electrical service; and
- Building 300: Selective replacement of plaster ceiling, re-insulation of piping, replacement of ductwork and duct insulation above ceiling, replacement of Variable Frequency Drives at Air Handling Units.

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 April 5, 2017, the Board commissioned M.A.C. Construction, 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>GMA is certified by M-DCPS as a MBE and Woman-owned firm</u> SUB-CONSULTANT FIRM NAME	DISCIPLINE/ ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT	NON-SBE/MBE % COMMITMENT
Basulto & Associates, Inc.	Electrical Engineer	Hispanic- American	SBE Tier 1	15.0%	-
Basulto & Associates, Inc.	Mechanical Engineer	Hispanic- American	SBE Tier 1	10.0%	-
Brill Rodriguez Salas & Associates, Inc.	Structural Engineer	Hispanic- American	SBE Tier 1	2.5%	-

KW Consulting, Inc.	Estimating	African-American	-	-	1.0%
Miami Environmental & Civil Engineer, L.L.C.	Civil Engineer	-	-	-	1.0%
TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 15%) (see note 1)				27.5%	-
TOTAL NON-SBE/MBE PARTICIPATION				-	2.0%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)				29.5%	

Notes:

- (1) Subsequent to the negotiations, GMA submitted increased commitment percentages for each of their sub-consultants. Accordingly, their total revised SBE/MBE participation increased from 22.01% to 29.5%.
- (2) Attachment "A" includes applicable SBE, MBE and M/WBE certificates for the prime firm and their sub-consultant(s) at the time the RFQ Response was submitted.

Construction Cost Estimate: \$2,568,498 (GOB funded)

Project Schedule:

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

- Board Commission - Full A/E Services June 20, 2018
- Phase I - Schematic Design July 20, 2018
- Phase II/III - Construction Documents 50% complete August 27, 2018
- Phase II/III - Construction Documents 100% complete October 22, 2018

Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design accepted by no later than July 30, 2018.

Construction milestone dates (contingent on approved documents)

- Board Award - Guaranteed Maximum Price (GMP) April 2019
- Construction - Substantial Completion by July 2020

Terms & Conditions:

1. Basic Services Fees:

GMA has agreed to a lump sum fee for Basic Services of \$177,325 which represents approximately 6.90% of the Construction Budget of \$2,568,498. This Basic Services fee includes all required services, consultants phasing, and development of Bid Alternates 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)	10.0%	\$17,733
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	26.0%	\$46,105
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	14.5%	\$25,712
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	14.5%	\$25,712
Phase IV - Bid/Award	2.0%	\$3,547
Phase V - (A) Construction Administration	28.0%	\$49,650
Phase V - (B) Punch List/Closeout	4.0%	\$7,093
Phase VI - Warranty	1.0%	\$1,773
TOTAL BASIC SERVICES FEE:	100.0%	\$177,325

2. The following service requires prior written authorization by the Board's designee:

a) Additional Site Visits: A maximum of 70 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed: \$15,750

Total Supporting Services Fees, Not-to-Exceed: \$15,750

3. Other Terms & Conditions:

- All work shall be in compliance with State Requirements for Educational Facilities, the Florida Building Code, National Fire Prevention Association, Florida Fire Prevention Code (life safety), barrier-free design guidelines, Florida Statutes and District Design Standards and policies. Passive design elements and low-energy usage features shall be incorporated in the new work;
- 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 \$500,000 professional liability insurance policy with a maximum deductible of \$25,000; 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;
- Mandatory SBE/MBE Sub-Consultants Utilization Goal is 15%. The A/E is required to submit a monthly SBE/MBE utilization report to the Office of Economic Opportunity documenting compliance with the Utilization Goal; 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	1112100	27970000	740000	01530300
351000	568000	1112100	15080000	740000	01530300

Prior Commissions:

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

- A/E at Palmetto Middle School
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project Number 01529900
Date of Commission: February 21, 2018
- A/E at Coral Way Elementary School
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project Number 01528300
Date of Commission: April 5, 2017
- A/E of Record at Miami Beach Senior High School
GOB-funded Building 04 Replacement - Project Number 01339400
Date of Commission: December 14, 2016

- Architectural/Engineering Projects Consultant (Sheltered Market for Small Business Enterprises) for Miscellaneous Projects up to \$1M each for a four-year term
Date of Commission: April 9, 2014

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for GMA is 3.44 (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 1st. quarter of 2018).

Principal:

The Principal/Owner designated to be directly responsible to the Board for Gili-McGraw Architects, L.L.P., is J. Gary McGraw. The firm is located at 5801 S.W. 99 Terrace, Miami, Florida 33156.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Gili-McGraw Architects, L.L.P., as Architect/Engineer of Record (A/E) Sheltered Market Small Business Enterprise, for Part 2 (Full A/E) Services for General Obligation Bond funded Renovations at Coral Way K-8 Center, located at 1950 S.W. 13 Avenue, Miami, Florida 33145, Project Number 01528300, as follows:

- 1) A lump sum fee of \$177,325 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:ODS:ods

ATTACHMENT "A"

SBE, MBE & M/WBE CERTIFICATES

(June 20, 2018 School Board Agenda Item F-27)

GOB-FUNDED RENOVATIONS (PHASE I) CORAL WAY K-8 CENTER
LEGAL AD # 148 (Part 2)

GILI-MCGRAW ARCHITECTS, L.L.P. ARCHITECT

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT
Gili-McGraw Architects, L.L.P.

OWNED AND CONTROLLED FIRM, PURSUANT TO

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

August 24, 2016 August 24, 2019 6604018
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
Gili-McGraw Architects, L.L.P.

IS OWNED AND CONTROLLED BY A(N)
WOMEN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

August 24, 2016 August 24, 2019 6604018
Issue Date Expiration Date Vendor No.

Michelle Hicks-Lenz


Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

ATTACHMENT "A"
SBE, MBE & M/WBE CERTIFICATES
(June 20, 2018 School Board Agenda Item F-27)

COB-FUNDED RENOVATIONS (PHASE I) CORAL WAY K-8 CENTER
LEGAL AD # 148 (Part 2)

BASULTO & ASSOCIATES, INC.
MECHANICAL/ELECTRICAL ENGINEER

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
Basulto & Associates, Inc.

IS OWNED AND CONTROLLED BY A(N)
TIER 1


PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 14, 2016 November 14, 2019 6501182
Issue Date Expiration Date Vendor No.

Michelle Nichols-Lang

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
Basulto & Associates, Inc.

IS OWNED AND CONTROLLED BY A(N)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 14, 2016 November 14, 2019 6501182
Issue Date Expiration Date Vendor No.

Michelle Nichols-Lang

Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

ATTACHMENT "A"

SBE, MBE & M/WBE CERTIFICATES

((June 20, 2018 School Board Agenda Item F-27))

GOB-FUNDED RENOVATIONS (PHASE I) CORAL WAY K-8 CENTER
LEGAL AD # 148 (Part 2)

BRILL RODRIGUEZ SALAS, INC. STRUCTURAL ENGINEER

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
Brill Rodriguez Salas & Associates, Inc.

IS OWNED AND CONTROLLED BY A(N)
TIER 1

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 5, 2016 September 5, 2019 6517693
Issue Date Expiration Date Vendor No.

Michelle Pickens-Lantz

Office of Economic Opportunity
1460 NE 2nd Avenue, Suite 428
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
Brill Rodriguez Salas & Associates, Inc.

IS OWNED AND CONTROLLED BY A(N)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 5, 2016 September 5, 2019 6517693
Issue Date Expiration Date Vendor No.

Michelle Pickens-Lantz

Office of Economic Opportunity
1460 NE 2nd Avenue, Suite 428
Miami, Florida 33132

ATTACHMENT "A"

SBE, MBE & M/WBE CERTIFICATES

(June 20, 2018 School Board Agenda Item F-27)

GOB-FUNDED RENOVATIONS (PHASE I) CORAL WAY K-8 CENTER
LEGAL AD # 148 (Part 2)

KW CONSULTING COST ESTIMATING

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate
THIS CERTIFIES THAT

KW Consulting DBA same as above

IS OWNED AND CONTROLLED BY AN

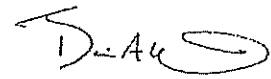
AFRICAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

April 8, 2016
Issue Date

April 8, 2018
Expiration Date

5520161
Vendor No.


Brian Williams, CEO Development Officer
Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132