

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

**SUBJECT: COMMISSIONING OF RODRIGUEZ ARCHITECTS, INC.,  
AS ARCHITECT/ENGINEER OF RECORD FOR GENERAL  
OBLIGATION BOND (GOB) RENOVATION PROJECT AT  
MIAMI SOUTHRIDGE SENIOR HIGH SCHOOL, LOCATED  
AT 19355 SW 114 AVENUE, MIAMI, FLORIDA 33157,  
PROJECT NO. 01338200**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO STRATEGIC  
FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY**

Introduction

In April 2014, a solicitation was published to competitively select an Architect/Engineer of Record (A/E) firm for three General Obligation Bond (GOB) Renovation Projects: Miami Southridge Senior High School, Sunset Senior High School and Oak Grove Elementary School. Fifteen (15) firms responded to the solicitation. Three (3) firms were not evaluated due to incomplete submittals; twelve (12) firms were evaluated, and eight (8) firms were short-listed to compete for the projects.

On June 10, 2014, the eight (8) short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Rodriguez Architects, Inc. (RAI) <sup>(a)(b)</sup>
2	Silva Architects, LLC (SA) <sup>(a)(b)</sup>
3	M.C. Harry & Associates, Inc. (MCH)
4	Laura M. Perez & Associates, Inc. <sup>(a)(b)</sup>
5	Alleguez Architects, Inc. <sup>(a)(b)</sup>
6	SR Architects, PA <sup>(a)(b)</sup>
7	KVH Architects, PA <sup>(a)(b)</sup>
8	M. Hajjar & Associates, Inc. <sup>(b)</sup>

- Notes:
- (a) Prime firm holds a current M-DCPS M/WBE Certificate
  - (b) Prime firm holds a current M-DCPS SBE/MBE Certificate
  - (c) This solicitation includes a mandatory Small/Micro Business Enterprise Sub-Consultant Goal of 10% (as determined by the M-DCPS Goal Setting Committee)

In accordance with the solicitation, the highest-ranked firm was selected for the top value project, the second-ranked firm for the second value project, and the third-ranked firm for the smallest value project.

### Selection

Rodriguez Architects, Inc., (RAI) was ranked #1, and therefore selected to negotiate for the top-valued GOB project, Miami Southridge Senior High School. Negotiations with the firm were successfully concluded and RAI has agreed to provide program validation/final scope definition, and full A/E design and construction administration services, as follows:

### Project Description and Scope

- The existing school campus consists of 5 permanent buildings with covered walkways (total of 304,378 GSF), hard courts, athletic fields, service drive and staff and student parking. Building 1 is a 3-story building constructed in 1994; Building 2 is a single-story building constructed in 1994; Building 3 is a single-story constructed in 1994; Building 4 is a single-story constructed in 1990; and Building 5 was constructed in 2002.
- The project scope includes, but is not limited to: air conditioning and heating repair/replacement; site improvements; electrical upgrades; roofing repair/replacement; restroom and plumbing renovation; exterior door/window repair/replacement; interior wall, ceiling/flooring improvement; security/surveillance enhancement; portable removal; lighting replacement/upgrade; elevator repairs; fire alarm/fire protection enhancements; gym bleacher replacement; and exterior paint.

### Construction Delivery Method

To minimize disruption to students and faculty during construction, and in accordance with M-DCPS' Construction Delivery Method Matrix, the Construction Management (CM) at-Risk delivery method will be used for this project.

Construction Budget: \$4,436,079 (GOB funded)

### Project Schedule:

RAI has agreed to the following time-sensitive document submittal schedule:

- |  |                   |
|--|-------------------|
| • Program Validation/Final Scope Definition Report:    | August 29, 2014   |
| • Phase I - Schematic Design:                          | November 19, 2014 |
| • Phase - II/III Construction Documents 50% complete:  | February 19, 2015 |
| • Phase - II/III Construction Documents 100% complete: | May 19, 2015      |

Note: The Phase submittal due dates described above are predicated on M-DCPS' approval of the Program Validation/Final Scope Definition Report by September 19, 2014.

Project construction milestone dates are as follows:

- Board Award - GMP: September 2015
- Construction - Substantial Completion by: October 2016
- Final Completion/Acceptance by: December 2016

Terms & Conditions

A. Basic Services Fees:

RAI has agreed to a lump sum fee for Basic Services of \$330,560, which represents approximately 7.45% of the Construction Budget of \$4,436,079. This fee includes all required services, consultants and phasing of construction documents in order to comply with the project schedule, unless noted otherwise as supporting services. Basic Services 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 - Schematic Design (complete/accepted by M-DCPS)	10%	\$33,056
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25%	\$82,640
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	27%	\$89,251
Phase IV - Bid/Award	3%	\$9,917
Phase V - (A) Construction Administration	30%	\$99,168
Phase V - (B) Punch List/ Closeout	4%	\$13,222
Phase VI - Warranty/Post Occupancy	1%	\$3,306
<b>TOTAL BASIC SERVICES FEE:</b>	<b>100%</b>	<b>\$330,560</b>

B. Supporting Services Fees:

- 1) Program Validation and Final Scope Definition, Lump Sum Fee: \$ 14,000

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

2) Additional Site Visits: A maximum of 80 additional site visits at a flat fee of \$225/site visit, not-to-exceed:	\$ 18,000
3) Test & Balance Services, not-to-exceed: (at cost x 1.06)	<u>\$ 35,000</u>
Total Supporting Services Fees, Not-to-Exceed:	\$67,000

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 \$112.50/hour for the Architect and \$112.50/hour for the Designated Specialists, 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 A/E shall maintain no less than a \$1 million professional liability insurance policy with a maximum deductible of \$50,000.
- 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 Small/Micro Business Enterprise Utilization Goal for Sub-Consultants (Designated Specialists) is 10%. The A/E is required to submit a monthly report to the Office of Economic Opportunity documenting compliance with the Utilization Goal.
- The A/E has agreed to the terms and conditions of the Agreement and will commence services upon Board commissioning.

The Selection Committee consisted of the following individuals:

<u>Committee Members</u>	<u>Representing</u>
Jose Solares, Regional Manager Florida Power & Light Company	Superintendent of Schools
Meriel Seymore, ABC Committee Member	Community Representative
Brian A. Williams, Economic Opportunity Development Officer	M-DCPS Office of Economic Opportunity

Committee Members

Representing

William Barimo, Director  
Erick Laventure, Executive Director  
Maria Sanchez, Sr. Project Manager

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Octavio D. Suarez, M-DCPS A/E Selection & Negotiations, acted as the Facilitator (non-voting) for the interviews. A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation.

Project Funding – General Obligation Bond

Fund: 351000; Object: 568000; Location: 1773100; Program: 26960000; Function: 740000

Prior Commissioning & Performance Evaluation

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

- Architectural/Engineering Projects Consultant for Miscellaneous Projects up to \$2M each for a four-year term  
A/EPC Services  
Date of Commission: 12/05/12

The most recent overall performance evaluation score issued by staff to RAI was for the quarter ending March 2014. Based on a performance scale of 1-5 (low to high), the firm received a score of 4.06.

Principal

The Principal/Owner designated to be directly responsible to the Board for RAI is Lourdes Rodriguez. The firm is located at 2121 Ponce de Leon Boulevard, Suite 1010, Coral Gables, Florida 33134.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission Rodriguez Architects, Inc., as Architect/Engineer of Record for General Obligation Bond (GOB) Renovation Project at Miami Southridge Senior High School, located at 19355 SW 114 Avenue, Miami, Florida 33157, Project No. 01338200, as follows:

- 1) a lump sum fee of \$330,560 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