

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

**SUBJECT: COMMISSIONING OF M.C. HARRY & ASSOCIATES INC.,
AS ARCHITECT/ENGINEER OF RECORD FOR GENERAL
OBLIGATION BOND (GOB) RENOVATION PROJECT AT
OAK GROVE ELEMENTARY SCHOOL, LOCATED AT
15640 NE 8 AVENUE, NORTH MIAMI BEACH, FLORIDA
33162, PROJECT NO. 01337300**

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. (RA) ^{(a)(b)}
2	Silva Architects, LLC (SA) ^{(a)(b)}
3	M.C. Harry & Associates, Inc. (MCH)
4	Laura M. Perez & Associates, Inc. ^{(a)(b)}
5	Alleguez Architects, Inc. ^{(a)(b)}
6	SR Architects, PA ^{(a)(b)}
7	KVH Architects, PA ^{(a)(b)}
8	M. Hajjar & Associates, Inc. ^(b)

Notes: (a) Prime firm holds a current M-DCPS M/WBE Certificate
(b) Prime firm holds a current 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)

F - 23

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

- M.C. Harry & Associates Inc.; (MCH) was ranked #3, and therefore selected to negotiate for the third value GOB project, Oak Grove Elementary School. Negotiation with the firm were successfully concluded and MCH has agreed to provide program validation/final scope definition, and full A/E design and construction administration services, as follows:

Project Description and Scope

Phase I - Schematic Design:

- The existing school campus consists of 13 permanent buildings with covered walkways (total of 77,938 GSF), hardcourts, play area and parking. Buildings 01 – 05, 10 – 13 are single-story buildings constructed in 1958; Buildings 06 – 09 and 11 are single-story buildings constructed in 1991, and Building 12 is a single story building constructed in 1938.
- The project scope includes, but is not limited to: demolition and replacement of the PE shelter (Building 10); air conditioning and heating repair/replacement; electrical upgrade; exterior door/window repair/replacement; restroom and plumbing renovations; interior door and hardware replacement; interior wall, ceiling/flooring improvement; site drainage/parking improvement; fire alarm/fire protection enhancement; security/surveillance enhancement; playground repair; and exterior paint. The delivery method selected for this project is Construction Management at-Risk.

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: \$2,328,202 (GOB funded)

Project Schedule:

M. C. Harry & Associates, Inc., has agreed to the following time-sensitive document submittal schedule:

- Programming, Scope Validation, and Project Phasing Plan: August 29, 2014
- Phase I - Schematic Design: October 19, 2014
- Phase - II/III Construction Documents 50% complete: February 19, 2015

- Phase - II/III Construction Documents 100% complete: May 13, 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: June 2015
- Construction - Substantial Completion by: July 2016
- Final Completion: September 2016

Terms & Conditions

A. Basic Services Fees:

MCH has agreed to a lump sum fee for Basic Services of \$178,000, which represents approximately 7.64% of the Construction Budget of \$2,328,202. 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:

BASIC SERVICES - PHASE DESCRIPTION	% OF FEE	FEE
Phase I - Schematic Design (complete/accepted by M-DCPS)	10%	\$17,800
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	28%	\$49,840
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	24%	\$42,720
Phase IV - Bid/Award	3%	\$5,340
Phase V - (A) Construction Administration	30%	\$53,400
Phase V - (B) Punch List/ Closeout	4%	\$7,120
Phase VI - Warranty/Post Occupancy	1%	\$1,780
TOTAL BASIC SERVICES FEE:	100%	\$178,000

B. Supporting Services Fees:

- 1) Program Validation and Final Scope Definition, Lump Sum Fee: \$ 12,500

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

2) Additional Site Visits: A maximum of 79 additional site visits at a flat fee of \$225/site visit, not-to-exceed:	\$ 17,775
3) Test & Balance Services, not-to-exceed: (at cost x 1.06)	<u>\$ 10,000</u>
Total Supporting Services Fees, Not-to-Exceed:	\$40,275

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 are 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 was composed of the following individuals:

Committee Members

Representing

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
William Barimo, Director	M-DCPS Office of School Facilities
Erick Laventure, Executive Director	M-DCPS Office of School Facilities
Maria Sanchez, Sr. Project Manager	M-DCPS Office of School Facilities

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

Fund: 351000; Object: 568000; Location: 1402100; Program: 21960000; Function: 740000

Prior Commissioning & Performance Evaluation

The Board has commissioned MCH 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/E Services
Date of Commission: 4/5/2012

The most recent overall performance evaluation score issued by staff to MCH was for the quarter ending March 2014. Based on a performance scale of 1-5 (low to high), the firm received a score of 4.14.

Principal

The Principal/Owner designated to be directly responsible to the Board for M.C. Harry & Associates, Inc. is James Piersol. The firm is located at 2780 SW Douglas Road. 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 General Obligation Bond (GOB) Renovation Project at Oak Grove Elementary School, located at 15640 NE 8th Avenue, Miami, Florida 33162, Project No. 01337300, as follows:

- 1) a lump sum fee of \$178,000 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.

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