

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

**SUBJECT: COMMISSIONING OF WOLFBERG ALVAREZ & PARTNERS, INC., AS ARCHITECT/ENGINEER OF RECORD FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT MIAMI NORTHWESTERN SENIOR HIGH SCHOOL, LOCATED AT 1100 NW 71 STREET, MIAMI, FL 33150, PROJECT NO. 01326900**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

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

Introduction

In June 2014, a solicitation was published to competitively select an Architect/Engineer of Record (A/E) for each of the following General Obligation Bond funded Renovation Projects at:

- Miami Northwestern Senior High School
- Kinloch Park Middle School
- Melrose Elementary School

Eighteen (18) firms responded to the solicitation; four (4) firms were not evaluated due to incomplete submittals; fourteen (14) firms were evaluated, and five (5) firms were short-listed to compete for the projects. On August 26, 2014, the five (5) short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Wolfberg Alvarez & Partners, Inc. <sup>(a)</sup>
2	Laura M. Perez & Associates, Inc. <sup>(a)(b)</sup>
3	KVH Architects, PA <sup>(a)(b)</sup>
4	Alleguez Architects, Inc. <sup>(a)(b)</sup>
5	SR Architects, PA <sup>(a)(b)</sup>

Notes: (a) Prime firm holds a current M-DCPS Minority/Women Business Enterprise (M/WBE) Certificate

(b) Prime firm holds a current M-DCPS Small Business Enterprise/Micro Business Enterprise (SBE/MBE) Certificate

This solicitation includes a mandatory SBE/MBE Sub-Consultant Goal of 10% (as determined by the M-DCPS Goal Setting Committee).

### Selection

In accordance with the solicitation, and the interview process, the highest-ranked firm was selected to negotiate for the top-valued project, the second-ranked firm for the second-valued project, and the third-ranked firm for the third-valued project.

Wolfberg Alvarez & Partners, Inc. (WA), was ranked #1, and therefore selected to negotiate for the top-valued GOB Renovation Project at Miami Northwestern Senior High School. The second-ranked and third-ranked firms successfully negotiated for their respective projects as presented under separate Board Agenda items.

Negotiations were successfully concluded and WA has agreed to provide program validation/final scope definition and full A/E design and construction administration services, as follows:

### Project Scope and Services

- The scope includes, but is not limited to renovations such as HVAC repair/replacement, controls repair/replacement, replacement of 2 chillers, selective electrical wiring replacement, stage/theatre lighting replacement, pavement resurfacing and re-striping, replacement of basketball goals, netting over courtyard, exterior paint, gas pipe repair, gutters and downspouts, selective exterior & interior door & hardware replacement, selective ceiling repair/replacement, selective flooring replacement, minor security alarm repair/replacement, elevator repairs and cab replacement, and portable removal and site restoration.
- A/E services include program validation, full A/E services and may include other services as required by the Board.

### 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. However the Board reserves the right to utilize an alternate delivery method, if necessary.

### Office of Economic Opportunity (OEO) Review

M-DCPS OEO staff reviewed the SBE/MBE and M/WBE certification status of all team members and verified the existence of a Memorandum of Understanding for each team member outlining roles and responsibilities, as follows:

FIRM NAME (SUB-CONSULTANT)	DISCIPLINE / ROLE	M/WBE CERTIFICATIO N CATEGORY	SBE/MBE	GOAL (%)
			CERTIFICATIO N CATEGORY	COMMITMENT
In-house discipline	Electrical Engineer	N/A	N/A	N/A
In-house discipline	Mechanical Engineer	N/A	N/A	N/A
Nifah & Partners Consulting Engineers, Inc.	Structural Engineer	AM	MBE	5%
Nifah & Partners Consulting Engineers, Inc.	Civil Engineer	AM	MBE	5%
<b>TOTAL PARTICIPATION (M-DCPS Mandatory Goal <u>10</u>%)</b>				<b><u>10</u> %</b>

Legend: AM - African American Male  
MBE - Micro Business Enterprise

WA is a M-DCPS certified Hispanic American Owned business.

Construction Budget: \$5,639,904 (GOB funded)

Project Schedule:

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

- Program Validation/Final Scope Definition Report: November 6, 2014
- Phase I - Schematic Design: December 12, 2014
- Phase - II/III Construction Documents 50% complete: February 2, 2015
- Phase - II/III Construction Documents 100% complete: April 10, 2015

Project construction milestone dates are as follows:

- Board Award - GMP: September 2015
- Construction - Substantial Completion by: March 2017

Terms & Conditions

A. Basic Services Fees:

WA has agreed to a lump sum fee for Basic Services of \$422,993, which represents approximately 7.50% of the Construction Budget of \$5,639,904. 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%	\$42,299
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25%	\$105,748
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	29%	\$122,668
Phase IV - Bid/Award	2%	\$8,460
Phase V - (A) Construction Administration	29%	\$122,668
Phase V - (B) Punch List/ Closeout	4%	\$16,920
Phase VI - Warranty/Post Occupancy	1%	\$4,230
<b>TOTAL BASIC SERVICES FEE:</b>	<b>100%</b>	<b>\$422,993</b>

**B. Supporting Services Fees:**

- 1) Program Validation/Final Scope Definition Report, (complete and accepted by M-DCPS)  
Lump Sum Fee: \$ 13,000

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

- 2) Additional Site Visits: A maximum of 100 additional site visits at a flat fee of \$225/site visit per discipline, not-to-exceed: \$ 22,500

Total Supporting Services Fees, Not-to-Exceed: \$35,500

**C. Other Terms & Conditions:**

- 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 the Sub-consultants, 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, Worker's Compensation/Employers Liability Insurance, Comprehensive General Liability and Comprehensive Auto Liability Insurance;
- 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 Utilization Goal for Sub-Consultants is 10%. The A/E is required to submit monthly reports to the OEO 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.

Selection Committee

The Selection Committee was composed 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	Superintendent of Schools
Michelle Hicks-Levy, Supervisor	M-DCPS Office of Economic Opportunity
William Barimo, Director,	M-DCPS Office of School Facilities
Marilyn Capon, Project Manager II Parsons Brinckerhoff	M-DCPS Office of School Facilities
Eduardo Beraldi, Senior Project Mgr.,	M-DCPS Office of School Facilities

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

Project Funding - GOB

Fund: 351000; Object: 568000; Location: 1741100; Program: 26660000; Function: 740000

## Prior Commissioning & Performance Evaluation

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

- A/E of Record for Norman S. Edelcup/Sunny Isles Beach K-8 Classroom Addition  
A/E Services  
Date of Commission: 5/16/2012
- Architectural/Engineering Projects Consultant for Miscellaneous Projects up to \$2M each for a four-year term, with extensions at the option of the Board  
A/E Services  
Date of Commission: 8/7/2013

The most recent overall performance evaluation score issued by staff to WA was for the quarter ending March 2014. Based on a performance scale of 1-5 (low to high), the firm received a score of 4.4.

### Principal

The Principal/Owner designated to be directly responsible to the Board for Wolfberg Alvarez & Partners, Inc., is Marcel Morlote. The firm is located at 3225 Aviation Avenue, Suite 400, Miami, Florida 33133.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission Wolfberg Alvarez & Partners, Inc., as Architect/Engineer of Record for General Obligation Bond funded Renovations at Miami Northwestern Senior High School, located at 1100 NW 71 Street, Miami, FL 33150, Project No. 01326900, as follows:

- 1) a lump sum fee of \$422,993 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:CV:ef