

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 (GOB) FUNDED REMODEL/ RENOVATIONS PROJECT AT HIALEAH SENIOR HIGH SCHOOL, LOCATED AT 251 EAST 47 STREET, HIALEAH, FLORIDA 33013, PROJECT NO. 01337800

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Introduction

In August 2014, a solicitation was published to competitively select an Architect/Engineer of Record (A/E) firm for six (6) General Obligation Bond (GOB) funded projects at:

- Hialeah Senior High School
- Madie Ives Elementary School (K-8 Conversion)
- Cutler Bay Academy for Advanced Studies, Cutler Ridge Campus
- West Homestead Elementary School (K-8 Conversion)
- Shenandoah Middle School
- American Senior High School

Twenty-three (23) firms responded to the solicitation. Four (4) firms were not evaluated due to incomplete submittals; nineteen (19) firms were evaluated, and fourteen (14) firms were short-listed to interview for the projects. On October 16 and 17, 2014, the fourteen (14) 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. ^(a)
2	Silva Architects, LLC ^{(a)(b)}
3	Laura M. Perez & Associates, Inc. ^{(a)(b)}
4	Rodriguez Architects, Inc. ^{(a)(b)}
5	M.C. Harry & Associates, Inc.
6	Saltz Michelson Architects, Inc.

<u>Rank</u>	<u>Firm</u>
7	Alleguez Architects, Inc. ^{(a)(b)}
8	KVH Architects, P.A. ^{(a)(b)}
9	R.J. Heisenbottle Architects, P.A. ^(b)
10	Zyscovich, Inc.
11	Rodriguez & Quiroga Architects Chartered ^(a)
12	Rizo Carreño & Partners, Inc. ^{(a) (b)}
13	ACAI Associates, Inc.
14	SR Architects, P.A. ^{(a)(b)}

- 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/Micro Business Enterprise (SBE/MBE) Certificate

This solicitation includes a mandatory SBE/MBE Sub-Consultant Goal of **25%** (as determined by the M-DCPS Goal Setting Committee).

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, the third-ranked firm for the third-valued project and so on.

Wolfberg Alvarez & Partners, Inc. (WAP), was ranked #1, and therefore selected to negotiate for the top-valued GOB-funded Remodel/Renovations project at Hialeah Senior High School. The second-ranked and third-ranked firms successfully negotiated for their respective projects, as presented under separate Board Agenda Items. It is anticipated that the remaining three projects will be negotiated and brought to the December Board meeting with commissioning recommendations.

Negotiations were successfully concluded and WAP has agreed to provide investigative reports, phasing plans, Final Scope Definition Program, and full A/E design and construction administration services, as follows:

Project Scope and A/E Services

- Campus-wide renovations including resurfacing and striping of parking lots, drives and basketball courts; courtyard drainage corrections; new ESE bus drop-off and covered walkway; removal of portables; safety to life corrections; selective air conditioning and heating repair/replacement; selective electrical and lighting repair/replacement; selective reroofing repair/replacement; selective exterior stucco wall repairs; selective exterior door/window repairs/replacement; selective interior door replacement; exterior painting; fire alarm replacement/corrections; public address system replacement; energy management system replacement; direct digital controls replacement; security alarm/surveillance system enhancements; renovations of the gym and locker rooms; selective renovation of toilet rooms and related plumbing repairs; selective flooring replacement; selective ceiling tile replacement;

- removal of boilers and conversion of rooms to storage; replacement of storage mezzanine structure; and demolition and replacement of flammable storage building.
- Services include full A/E services; structural investigation & repair of selective concrete beams and slabs at courtyard and exterior stairs; investigation and repair of water intrusion; and investigation and repair of site erosion/depressions; and scope of work validation. A/E services may include other services as required by the Board. The projects must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campuses. New construction shall be designed and constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system.

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:

PRIME FIRM WAP is an M-DCPS-certified Hispanic Male Owned Business SUB-CONSULTANT FIRM NAME	DISCIPLINE / ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
Wolfberg Alvarez & Partners, Inc.	Electrical Engineer	HM	-	-
Wolfberg Alvarez & Partners, Inc.	Mechanical Engineer	HM	-	-
Nifah & Partners Consulting Engineers, Inc.	Structural Engineer	AM	SBE/MBE	15%
Nifah & Partners Consulting Engineers, Inc.	Civil Engineer	AM	SBE/MBE	5%
O'Leary Richards Design Associates, Inc.	Landscape Architect	AF	SBE/MBE	5%
TOTAL PARTICIPATION (M-DCPS Mandatory Goal 25%)				25 %

Legend: AM - African American Male
AF - African American Female
HM - Hispanic Male
SBE/MBE- Small Business Enterprise/Micro Business Enterprise

Construction Budget: \$10,253,792 (GOB-funded)

Project Schedule: WAP has agreed to the following time-sensitive document submittal schedule:

- Investigative Reports: January 6, 2015
- Programming/Phasing/Final Scope Definition Report: February 12, 2015
- Phase I - Schematic Design: April 9, 2015
- Phase - II/III Construction Documents 50% complete: June 17, 2015
- Phase - II/III Construction Documents 100% complete and submitted for review and permitting: August 27, 2015

Note: The Phase submittal due dates described above are predicated on M-DCPS' approval of the Phasing/Final Scope Definition Program Report by February 23, 2015.

Project construction milestone dates are as follows:

- Board Award - GMP January 2016
- Construction - Substantial Completion by: September 2017
- Final Completion/Acceptance (Occupancy) by: December 2017

Terms & Conditions

A. Basic Services Fees:

WAP has agreed to a lump sum fee for Basic Services of \$800,000, which represents approximately 7.80% of the Construction Budget of \$10,253,792. 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 phases I, II, III, IV, V-B and VI as follows: (Phase V-A may be paid monthly)

BASIC SERVICES - PHASE DESCRIPTION	% OF FEE	FEE
Phase I - Schematic Design (complete/accepted by M-DCPS)	10%	\$ 80,000
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	28%	\$224,000
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	30%	\$240,000
Phase IV - Bid/Award	2%	\$ 16,000
Phase V - (A) Construction Administration	27%	\$216,000
Phase V - (B) Punch List/ Closeout	2%	\$ 16,000
Phase VI - Warranty/Post Occupancy	1%	\$ 8,000
TOTAL BASIC SERVICES FEE:	100%	\$800,000

B. Supporting Services Fees:

- 1) Investigative reports, Phasing Plan and Final Scope Definition Program - Lump Sum Fee: \$ 17,885
(To be paid when document(s) are approved by M-DCPS)

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, Not-to-Exceed (NTE): \$ 22,500

Total Supporting Services Fees - NTE: \$ 40,385

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 Board-authorized additional services.
- 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.
- The A/E is required to submit a monthly report to the OEO documenting compliance with the mandatory SBE/MBE Sub-Consultant Utilization Goal; and
- 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:

Committee Members

Representing

Rick Ammirato, Director, CRA/City of Homestead	Superintendent of Schools
Meriel Seymore, ABC Committee Member	Community Representative
Brian A. Williams, Economic Development Officer	M-DCPS OEO
Silvia Gonzalez, Architect	M-DCPS Office of School Facilities

Committee Members

Don Bailey, Senior Project Manager
Jorge Bonsenor, Senior Project Manager

Representing

M-DCPS Office of School Facilities
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 the Facilitator (non-voting) for the interviews and as Chief Negotiator during negotiations.

Project Funding – GOB

Fund: 351000; Object: 568000; Location: 1711100; Program: 26270000; Function: 740000

Prior Commissioning & Performance Evaluation

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

- A/E of Record, Classroom Addition at Norman S. Edelcup/Sunny Isles Beach K-8, Project #01138400
A/E Services
Date of Commission: May 16, 2012
- Architectural/Engineering Projects Consultant for Miscellaneous Projects up to \$2M each for a four-year term
A/EPC Services
Date of Commission: August 7, 2013
- A/E of Record, GOB-funded Renovations at Miami Northwestern Senior High School, Project #01326900
A/E Services
Date of Commission: October 7, 2014

The most recent overall performance evaluation score issued by staff to Wolfberg Alvarez & Partners, Inc., was for the quarter ending March 2014. Based on a performance scale of 1-5 (low to high), the firm received a score of 4.04.

Principal

The Principal/Owner designated to be directly responsible to the Board for Wolfberg Alvarez & Partners, Inc., is Julio E. Alvarez. 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 Remodel/Renovations Project at Hialeah Senior High School, located at 251 East 47 Street, Hialeah, Florida 33013, Project No. 01337800, as follows:

- 1) a lump sum fee of \$800,000 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.

NAD:SGK:sgk