

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

SUBJECT: **COMMISSIONING OF LAURA M. PEREZ & ASSOCIATES, INC., AS ARCHITECT/ENGINEER FOR PROGRAM AND MASTER PLAN OF GENERAL OBLIGATION BOND (GOB) FUNDED PARTIAL REPLACEMENT & RENOVATIONS PROJECT AT CUTLER BAY ACADEMY FOR ADVANCED STUDIES, CUTLER RIDGE CAMPUS, LOCATED AT 19400 GULFSTREAM ROAD, CUTLER BAY, FLORIDA 33153, PROJECT NO. 01339200**

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 Carreno & 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 Business Enterprise/Micro Business Enterprise (SBE/MBE) Certificate

This solicitation includes a mandatory SBE/MBE Sub-Consultant Utilization Goal of 25% (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, the third-ranked firm for the third-valued project, and so on.

Negotiations

Laura M. Perez & Associates, Inc., (LMP), was ranked #3, and therefore selected to negotiate for the third-valued GOB funded project at Cutler Bay Academy for Advanced Studies Cutler Ridge Campus (CBA). The first-ranked and second-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 LMP has agreed to provide AE Services, as follows:

Project Scope and A/E Services

- Due to the complex nature of the CBA project a program and Master Plan Phase will be developed prior to full design services. Therefore, this is a two-part commissioning recommendation.

Part I – Development and approval of a Final Scope Definition Program and Master Plan. Generally, the objective of the project is to replace a portion on Building 1 (exclusive of Auditorium and Cafeteria/Kitchen), as well as replace Buildings 2 through 4 and undertake select renovations of remaining buildings.

Part II – Staff will negotiate A/E of Record professional services for the project and bring a Board Agenda Item with a commissioning recommendation following approval of Part I services. In the event that negotiations between the A/E and the Board, for the subsequent services are not successful, the Board reserves the right to negotiate with other rated firm(s) under this solicitation using the Final Scope Definition Program and Master Plan noted above.

- AE Services shall include but are not limited to, Part I – 100% Final Scope Definition Program, Master Plan, Site Analysis, educational specifications, scope options, construction cost estimates, Castaldi Analysis for building 4, Phasing Plans, Traffic Study, analysis of Building 1, 2 and 3 to determine feasibility of new construction, demolition, remodeling and scope of work validation. A/E services may include other services as required by the Board. The project 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 LMP is an M-DCPS-certified SBE/MBE and Hispanic Female Owned Business. SUB-CONSULTANT FIRM NAME	DISCIPLINE / ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
Fraga Engineers, LLC	Electrical Engineer	HF	SBE	9%
Fraga Engineers, LLC	Mechanical Engineer	HF	SBE	9%
SRS Engineering, Inc.	Structural Engineer	HM	SBE	2%
SRS Engineering, Inc	Civil Engineer	HM	SBE	5%
TOTAL PARTICIPATION (M-DCPS Mandatory Goal 25%)				25 %

Legend: HF - Hispanic Female
 HM - Hispanic Male
 SBE - Small Business Enterprise

Construction Budget: \$ 8,210,246 (GOB-funded)

Project Schedule:

LMP has agreed to the time-sensitive document submittal schedule. Part I – Final Scope Definition Program and Master plan for the project, including all required consultants, shall be completed, as follows:

- Draft Scope Definition Program & Master Plan: January 9, 2015
 (Submittal)
- 100% Final Scope Definition Program & Master Plan: February 6, 2015
 (Submittal)

Note: It is anticipated that the draft Program & Master Plan would be accepted by M-DCPS on or before January 23, 2015, and that the Final Scope Definition Program & Master Plan will be approved by February 20, 2015, in order to go forward with Part II negotiations.

Terms & Conditions

A. Basic Services Fees for Part I:

LMP has agreed to a lump sum fee for Final Scope Definition Program & Master Pan of \$42,000. This fee includes all required services, investigations, consultants, meetings and phasing plans, unless noted otherwise as supporting services. Programming & Master Plan Services fees shall be paid based on completion of the following listed submittals and approvals:

AE PROGRAMMING/MASTER PLAN SERVICES - PHASE DESCRIPTION	% OF FEE	FEE
Draft Scope Definition Program & Master Plan including Castaldi Analysis & Phasing Plans (submittal and acceptance)	40%	\$ 16,800
100% Final Scope Definition Program & Master Plan including Traffic Study (submittal and acceptance)	45%	\$ 18,900
100% Final Scope Definition Program & Master Plan (approved by M-DCPS)	15%	\$ 6,300
TOTAL BASIC SERVICES FEE:	100%	\$ 42,000

B. Supporting Services Fees (the following services require prior written authorization by the Board's designee):

- Castaldi Analysis for Bldg. 4 - Lump Sum Fee (Approved by M-DCPS): \$ 4,000
- Traffic Consultant/Study (accepted by M-DCPS):
Not-to-exceed (NTE): \$ 9,500
- Total Supporting Services Fees, NTE: \$13,500

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 for the Sub-consultants (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 reports to the OEO documenting compliance with the mandatory SBE/MBE Sub-Consultants 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 consisted of the following individuals:

Committee Members

Representing

Rick Ammirato, 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
Don Bailey, Senior Project Manager	M-DCPS Office of School Facilities
Jorge Bonsenor, Senior Project Manager	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: 1611100; Program: 24330000; Function: 740000

Prior Commissioning & Performance Evaluation

The Board has commissioned LMP 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: 9/05/12

- Kinloch Park Middle School GOB-Funded Renovation Project
A/E Services
Date of Commission: 10/07/14

The most recent overall performance evaluation score issued by staff to LMP was for the quarter ending March 2014. Based on a performance scale of 1-5 (low to high), the firm received a score of 3.76.

Principal

The Principal/Owner designated to be directly responsible to the Board for Laura M. & Associates, Inc., is Laura M. Perez. The firm is located at 2401 NW 7 Street, Miami, Florida 33125.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Laura M. Perez & Associates, Inc, as Architect/Engineer of Record for Programming & Master Plan Services General Obligation Bond (GOB) Partial Replacement & Renovation Project at Cutler Bay Academy For Advance Studies, Cutler Ridge Campus, located at 19400 Gulfstream Road, Cutler Bay, Miami, Florida 33157, Project No. 01339200, as follows:

- 1) a lump sum fee of \$42,000 to develop a Final Scope Definition Program and Master Plan; 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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