

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) FUNDED K-8 CONVERSION
ADDITION, REMODELING & RENOVATIONS PROJECT
AT WEST HOMESTEAD ELEMENTARY SCHOOL,
LOCATED AT 1550 SW 6 STREET, HOMESTEAD,
FLORIDA 33030, PROJECT NO. 01336300

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) for each of the following 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>

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- 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.

Rodriguez Architects, Inc. (RAI), was ranked #4, and therefore selected to negotiate for the fourth-valued GOB-funded K-8 Conversion Addition, Remodeling & Renovations project at West Homestead Elementary School. The first and third-ranked firms were commissioned by the Board in November for their respective projects. The second-ranked firm successfully negotiated their project and a commissioning recommendation is anticipated for the January 2015 Board meeting. It is anticipated that the remaining two projects will be negotiated and brought to the January 2015 Board meeting with commissioning recommendations.

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

Project Scope and A/E Services

- Demolition of Buildings 4, 6, related covered walkways and portables;
- New addition related to K-8 conversion to house 264 upper academy student stations, grades 6-8, (approx. 23,000 GSF). Addition to include general purpose classrooms, science classrooms, skills development labs, art patio, dining patio, K-8 physical education spaces, administration, toilets rooms, related support spaces, hardcourts for K-5 and 6-8, primary play area, playground equipment area. Engineering investigation required to determine existing chiller plant capacity, new covered walkway to connect new addition to existing buildings, relocation of playground with new impact surface and shade cover, and replacement/reconnection of all utilities and MEP systems;
- Remodeling and renovations to building 8 to provide primary classrooms, ESE

classrooms, art lab, skills lab and bilingual classroom, including modifications/replacement of all MEP systems, finishes and safety to life upgrades as required; remodel classrooms in building 2 to provide intermediate classrooms;

- Site work and remaining building renovations to include resurfacing of parking lots and service area, covered walkways, selective new fencing, correction of drainage issues in courtyards, selective exterior/interior painting, investigation and correction of water intrusion issues around windows, selective HVAC replacement, engineer to verify operation of cooling tower for repairs/replacement and method for chilled water re-piping after demolition of building 6, replacement of EMS system, selective PA system replacement, selective flooring replacement, and repair PE shelter; and
- Services include full A/E services, phasing of the project to minimize any disruption to the daily operations of the school, programming of buildings 2 and 8 to provide the most efficient remodeling of the existing spaces in order to minimize cost and configuration changes, and final scope of work.

A/E services may also 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 established 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:

} Revised

PRIME FIRM RA is an M-DCPS-certified Hispanic American-Owned Business	DISCIPLINE / ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
SUB-CONSULTANT FIRM NAME				
Louis J. Aguirre & Associates, P.A.	Electrical Engineer	H	SBE (Tier 2)	10%
Louis J. Aguirre & Associates, P.A.	Mechanical Engineer	H	SBE (Tier 2)	10%
Brill, Rodriguez, Salas & Associates, Inc.	Structural Engineer	H	MBE	10%
Avino & Associates, Inc.	Civil Engineer	H	MBE	5%
TOTAL PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal 25%)				35 %

} Revised

ADDITIONAL NON-SBE/MBE SUB-CONSULTANT	DISCIPLINE / ROLE	M/WBE CERTIFICATION CATEGORY
HBC Engineering Company	Traffic Study	A

} Added

- Legend: AA - African American
 HA - Hispanic American
 SBE - Small Business Enterprise
 MBE - Micro Business Enterprise

- } Added
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 } Deleted
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Construction Budget: \$6,679,129 (GOB-funded)

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

- Investigative Reports: January 27, 2015
- Final Scope Definition Program:(with phasing plan) March 5, 2015
- Phase I - Schematic Design: April 30, 2015
- Phase - II/III Construction Documents 50% complete: July 7, 2015
- Phase - II/III Construction Documents 100% complete and submitted for review and permitting: September 18, 2015

Note: The Phase submittal due dates described above are predicated on M-DCPS' approval of the Phasing/Final Scope Definition Program Report by March 16, 2015.

Project construction milestone dates are as follows:

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

Terms & Conditions

A. Basic Services Fees:

RAI has agreed to a lump sum fee for Basic Services of \$500,000, which represents approximately 7.49% of the Construction Budget of \$6,679,129. 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%	\$ 50,000
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25%	\$125,000

Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	28%	\$140,000
Phase IV - Bid/Award	2%	\$ 10,000
Phase V - (A) Construction Administration	30%	\$150,000
Phase V - (B) Punch List/ Closeout	4%	\$ 20,000
Phase VI - Warranty/Post Occupancy	1%	\$ 5,000
TOTAL BASIC SERVICES FEE:	100%	\$500,000

B. Supporting Services Fees:

- 1) Investigative reports, Phasing Plan and Final Scope Definition Program - Lump Sum Fee: \$ 20,000
(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 180 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed (NTE): \$ 40,500

Total Supporting Services Fees - NTE: \$ 60,500

- 3) Traffic Study services will be negotiated in accordance with the A/E Agreement, if required, as additional consulting services with prior written approval.

} Added
TBD

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 monthly reports 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:

<u>Committee Members</u>	<u>Representing</u>
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
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 the Facilitator (non-voting) for the interviews and as Chief Negotiator during negotiations.

Project Funding – GOB

Fund: 351000; Object: 563000; Location: 1579100; Program: 23610000; Function: 740000

Prior Commissioning & Performance Evaluation

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

- A/E of Record, GOB Renovation Project at Miami Southridge Senior High School, Project No. 01338200
A/E Services
Date of Commission: July 16, 2014
- Architectural/Engineering Projects Consultant for Miscellaneous Projects up to \$2M each for a four-year term
A/EPC Services
Date of Commission: December 5, 2012

The most recent overall performance evaluation score issued by staff to Rodriguez Architects, 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 4.06.

Principal

The Principal/Owner designated to be directly responsible to the Board for Rodriguez Architects, Inc., is Lourdes Rodriguez. The firm is located at 2121 Ponce de Leon Boulevard, Suite 1010, Miami, 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 funded K-8 Conversion Addition, Remodeling & Renovations project at West Homestead Elementary School, located at 1550 SW 6 Street, Homestead, Florida 33030, Project No. 01336300, as follows:

- 1) a lump sum fee of \$500,000 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:CV:cv

