

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

**SUBJECT:** COMMISSIONING OF M.C. HARRY AND ASSOCIATES, INC., AS ARCHITECT/ENGINEER OF RECORD FOR GENERAL OBLIGATION BOND (GOB) FUNDED RENOVATIONS PROJECT AT AMERICAN SENIOR HIGH SCHOOL, LOCATED AT 18350 NW 67 AVENUE, HIALEAH, FLORIDA 33015, PROJECT NO. 01419100

**COMMITTEE:** FACILITIES AND CONSTRUCTION } REVISED

**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. <sup>(a)</sup>
2	Silva Architects, LLC <sup>(a)(b)</sup>
3	Laura M. Perez & Associates, Inc. <sup>(a)(b)</sup>
4	Rodriguez Architects, Inc. <sup>(a)(b)</sup>
5	M.C. Harry & Associates, Inc.
6	Saltz Michelson Architects, Inc.
7	Alleguez Architects, Inc. <sup>(a)(b)</sup>

**REVISED**  
**F - 22**

<u>Rank</u>	<u>Firm</u>
8	KVH Architects, P.A. <sup>(a)(b)</sup>
9	R.J. Heisenbottle Architects, P.A. <sup>(b)</sup>
10	Zyscovich, Inc.
11	Rodriguez & Quiroga Architects Chartered <sup>(a)</sup>
12	Rizo Carreño & Partners, Inc. <sup>(a)(b)</sup>
13	ACAI Associates, Inc.
14	SR Architects, P.A. <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/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 highest-valued project, the second-ranked firm for the second-valued project, the third-ranked firm for the third-valued project and so on.

M.C. Harry and Associates, Inc. (MCH), was ranked #5, and therefore selected to negotiate for the fifth-valued GOB-funded Renovations project at American Senior High School.

The first, third and fourth-ranked firms were commissioned by the Board in November and December 2014 for their respective projects. The second, fifth and sixth-ranked firms successfully negotiated their projects. A commissioning recommendation for the second-ranked firm will be presented at a future Board meeting; and the fifth and sixth-ranked firms are presented at today's Board Meeting.

Negotiations were successfully concluded and MCH has agreed to provide the services below for the project, as follows:

#### Project Scope and A/E Services

- Campus-wide miscellaneous renovations including Building 1 complete HVAC replacement (including controls), plumbing fixtures replacement, installation of additional exterior building lighting, etc; Buildings 2, 3 and 4 miscellaneous HVAC replacement including exterior condenser, controls, fan coils, exterior lighting replacement, etc.
- Services include full A/E services, development of the program and final scope of work: 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 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:

PRIME FIRM: M C Harry and Associates, Inc.	DISCIPLINE / ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
SUB-CONSULTANT FIRM NAME:				
SDM Consulting Engineers, Inc.	Electrical, Mechanical & Plumbing Engineer	H	SBE	25%
<b>TOTAL PARTICIPATION (M-DCPS Mandatory Goal 25%)</b>				<b>25 %</b>

Legend: H - Hispanic-American  
SBE - Small Business Enterprise

OTHER NON-SBE/MBE SUB-CONSULTANTS	DISCIPLINE / ROLE
Bliss & Nitray, Inc.	Structural Engineer
Consulting Engineering & Science.	Civil Engineer

Construction Budget: \$5, 263,480 (GOB-funded)

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

- Final Scope Definition Report & Phasing Plan: February 20, 2015
- Phase I - Schematic Design: April 13, 2015
- Phase - II/III Construction Documents 50% complete: June 8, 2015
- Phase - II/III Construction Documents 100% complete and submitted for review and permitting: August 14, 2015

Note: The Phase submittal due dates described above are predicated on M-DCPS' approval of the Final Scope Definition Program Report & Phasing Plan by March 2, 2015.

Project construction milestone dates are as follows:

- Board Award - GMP January 2016
- Construction approx. 16 mos.) - Substantial Completion: April 2017
- Final Completion/Acceptance: July 2017

Terms & Conditions

A. Basic Services Fees:

MCH has agreed to a lump sum fee for Basic Services of \$391,900, which represents approximately 7.45% of the Construction Budget of \$5,263,480. 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%	\$ 39,190
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	27%	\$105,813
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	29%	\$113,651
Phase IV - Bid/Award	2%	\$ 7,838
Phase V - (A) Construction Administration	27%	\$105,813
Phase V - (B) Punch List/ Closeout	4%	\$ 15,676
Phase VI - Warranty/Post Occupancy	1%	\$ 3,919
<b>TOTAL BASIC SERVICES FEE:</b>	<b>100%</b>	<b>\$391,900</b>

B. Supporting Services Fees:

- 1) Investigative reports, Phasing Plan and Final Scope Definition Program - Lump Sum Fee: \$ 15,000  
(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 115 additional site visits

at a flat fee of \$225/site visit, Not-to-Exceed (NTE):	\$ 25,875
3) Test & Balance Services, not-to-exceed: (at cost x 1.06)	<u>\$ 35,024</u>
Total Supporting Services Fees - NTE:	\$ 75,899

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:

<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: 568000; Location: 1701100; Program: 26210000; 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/EPC Services  
Date of Commission: April 5, 2012
- Architect/Engineer of Record for Oak Grove Elementary School GOB-Funded Renovations  
A/E Services  
Date of Commission: June 23, 2014

The most recent overall performance evaluation score issued by staff to M C Harry and Associates, 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 4.14.

Principal

The Principal/Owner designated to be directly responsible to the Board for M.C. Harry & Associates, Inc., is James W. Piersol. The firm is located at 2780 S.W. Douglas Road, Suite 302, Miami, Florida 33133.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission M. C. Harry and Associates, Inc., as Architect/Engineer of Record for General Obligation Bond funded-Renovations Project at American Senior High School, located at 18350 NW 67 Avenue, Hialeah, Florida 33015, Project No. 0141900, as follows:

- 1) a lump sum fee of \$391,900 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:ODS:ods