

January 8, 2015

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

SUBJECT: COMMISSIONING OF SALTZ MICHELSON ARCHITECTS, INC., AS ARCHITECT/ENGINEER OF RECORD FOR GENERAL OBLIGATION BOND (GOB) FUNDED RENOVATIONS PROJECT AT SHENANDOAH MIDDLE SCHOOL, LOCATED AT 1950 SW 19 STREET, MIAMI, FLORIDA 33145, PROJECT NO. 01339000

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. ^(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.

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

Saltz Michelson Architects, Inc. (SMA), was ranked #6 and, therefore, selected to negotiate for the sixth-valued, GOB-funded Renovations project (Phase I) at Shenandoah Middle 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 have successfully negotiated their projects. A commissioning recommendation for 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 with SMA were successfully concluded and the firm has agreed to provide the services below for the project, as follows:

Project Scope and A/E Services

- Chiller replacement
- Exterior painting
- Selective re-roofing (including downspouts)
- Window & exterior door replacement
- Structural repairs
- Handrail/railing replacement
- Metal stair replacement
- Interior door/hardware/frame replacement
- Complete HVAC system-wide replacement

- Complete Kitchen HVAC installation
- A/E Services include detailed development/validation of the pre-programming package, phasing plan and Final Scope Definition Report for both phases (I & II), and full A/E services for Phase I.

A/E services may also 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 campus. 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 the 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: <u>Saltz Michelson Architects, Inc.</u>	DISCIPLINE / ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
SUB-CONSULTANT FIRM NAME:				
Fraga Engineers, LLC	Electrical Engineer	H	SBE/MBE	10%
Fraga Engineers, LLC	Mechanical Engineer	H	SBE/MBE	10%
Brill, Rodriguez, Salas & Associates, Inc.	Structural Engineer	H	SBE/MBE	5%
TOTAL PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal 25%)				<u>25 %</u>

Legend: H - Hispanic-American
SBE/MBE- Small Business Enterprise/Micro Business Enterprise

OTHER NON-SBE/MBE SUB-CONSULTANT	DISCIPLINE / ROLE
Holland Engineering, Inc.	Civil Engineer

Construction Budget: \$4,735,851 (GOB-funded Phase I only)

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

- Final Scope Definition Report & Phasing Plan: February 13, 2015
- Phase I - Schematic Design: March 30, 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 7, 2015

Note: The Phase submittal due dates described above are predicated on M-DCPS' approval of the Final Scope Definition Report & Phasing Plan by February 27, 2015.

Project construction milestone dates are as follows:

- Board Award – GMP: January 2016
- Construction, Phase I (approx. 16 mos) - Substantial Completion: May 2017
- Final Completion/Acceptance: July 2017

Terms & Conditions

A. Basic Services Fees:

SMA has agreed to a lump sum fee for Basic Services of \$367,000, which represents approximately 7.75% of the Construction Budget of \$4,735,851. 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%	\$ 36,700
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	28%	\$102,760
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	25%	\$ 91,750
Phase IV - Bid/Award	2%	\$ 7,340
Phase V - (A) Construction Administration	30%	\$110,100
Phase V - (B) Punch List/ Closeout	4%	\$ 14,680

Phase VI - Warranty/Post Occupancy	1%	\$ 3,670
TOTAL BASIC SERVICES FEE:	100%	\$367,000

B. Supporting Services Fees:

- 1) Final Scope Definition Program (Phase I and II, including Phasing Plans):- Lump Sum Fee: \$ 15,000
(To be paid when document is approved by M-DCPS)

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

- 2) Additional Site Visits: A maximum of 125 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed (NTE): \$ 28,125

Total Supporting Services Fees - NTE: \$ 43,125

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 Office of Economic Opportunity 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
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 funded Phase I only:

Fund: 351000; Object: 568000; Location: 1684100; Program: 25350000; Function: 740000

Prior Commissioning & Performance Evaluation

The Board has commissioned SMA 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 17, 2013

No M-DCPS performance evaluation score is available for SMA, at this time.

Principal

The Principal/Owner designated to be directly responsible to the Board for Saltz Michelson Architects, Inc., is Charles A. Michelson. The firm is located at 20451 Northwest 2nd Avenue, Suite 112, Miami, Florida 33169.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Saltz Michelson Architects, Inc., as Architect/Engineer of Record for General Obligation Bond funded Renovations project at Shenandoah Middle School, located at 1950 SW 19 Street, Miami, Florida 33145, Project No. 01339000, as follows:

- 1) a lump sum fee of \$367,000 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

For the School Board of Miami-Dade County, Florida
Commissioner for the Miami-Dade County
Department of Public Works
1300 SW 10 Street, Miami, Florida 33135
Tel: 305-375-0000

RECOMMENDED

A sum of \$28,000 for the purchase of
57 submersible pumps and four motor pumps
for the use of the...

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