

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

SUBJECT: COMMISSIONING OF ALLEGUEZ ARCHITECTURE, INC., AS ARCHITECT/ENGINEER OF RECORD FOR GENERAL OBLIGATION BOND (GOB) FUNDED RENOVATIONS PROJECT AT CHARLES R. HADLEY ELEMENTARY SCHOOL & PLC-A, LOCATED AT 8400 NW 7 STREET, MIAMI, FLORIDA 33126, PROJECT NO. 01432900

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Introduction

In March 2015, a solicitation (Request for Qualifications #119) was published to competitively select an Architect/Engineer of Record (A/E) for each of the following five General Obligation Bond (GOB) funded projects at:

- Norland Elementary School
- Gulfstream Elementary School
- Charles R. Hadley Elementary School & PLC-A
- Jesse J. McCrary, Jr., Elementary School
- Henry H. Filer Middle School

Fifteen firms responded to the solicitation. Seven firms were not evaluated due to incomplete submittals; eight firms were evaluated, and all eight firms were short-listed to interview for the projects. On May 11, 2015, the eight short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Rodriguez Architects, Inc. (b)(c)
2(a)	LIVS Associates (b)(c)
2(a)	Alleguez Architecture, Inc. (AAI) (b)(c)
4	Nyarko Architectural Group, Inc. (b)(c)
5	Laura M. Perez & Associates, Inc. (b)(c)
6	KVH Architects, PA (b)(c)
7	SR Architects, PA (b)(c)
8	HAKS Architects & Land Surveyors, Inc.

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- Notes:
- (a) At the conclusion of the interviews, two firms had earned identical average scores and were tied for 2nd place ranking, LIVS Associates (LIVS) and Alleguez Architecture, Inc. (AAI). A tie-breaker was then conducted in accordance with School Board Policy 6320 and FS 295.187. As a result of the tie-breaker, LIVS was ranked #2, and AAI was ranked #3.
 - (b) Prime firm holds a current M-DCPS Minority/Women Business Enterprise (M/WBE) Certificate
 - (c) Prime firm holds a current M-DCPS Small/Micro Business Enterprise (SMBE) Certificate

This solicitation includes a mandatory SMBE Sub-Consultant Goal of 15% on each project (as determined by the M-DCPS Goal Setting Committee).

Selection

In accordance with the solicitation, and 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.

Staff has successfully negotiated with the 1st and 2nd ranked firms for the first two highest-valued GOB-funded projects at Norland Elementary School and Gulfstream Elementary School.

AAI was ranked #3, as decided by a tie-breaker, and then selected to negotiate for the third-valued project, GOB-funded Renovations at Charles R. Hadley Elementary School & PLC-A. Negotiations with the firm were successfully concluded and AAI has agreed to provide the Final Scope Definition Program and full A/E design and construction administration services, as follows:

Project Scope

The preliminary scope of campus-wide miscellaneous renovations includes, but is not limited to:

- Site-related items such as concrete walk replacement and additional new covered walkways (to connect bus drop-off to building);
- Campus-wide HVAC replacement including controls, kitchen exhaust (Automatic Fire Suppression System) and gas piping;
- Renovation of restrooms and miscellaneous plumbing replacement; and
- Selective exterior paint.

PLC-A

- New covered walkway;
- New marquee sign;
- Replacement of AC controls;
- Replacement of concrete walkways;

- Replacement of grease trap; and
- Replacement of electrical receptacles.

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 M-DCPS’s 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 change to an alternate delivery method(s) if it is deemed to be in the best interest of the Board.

Office of Economic Opportunity (OEO) Review

M-DCPS OEO staff established the SMBE and MWBE 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>AAI is a M-DCPS certified Hispanic-American, and SMBE Tier1 firm</u> SUB-CONSULTANT FIRM NAME	DISCIPLINE / ROLE	M/WBE CERTIFICATION CATEGORY	SMBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
SDM Consulting Engineers, Inc.	Electrical Engineer	H	SBE1	7.5%
SDM Consulting Engineers, Inc.	Mechanical Engineer	H	SBE1	7.5%
Botas Engineering, Inc.	Structural Engineer	H	SMBE	5.0%
SRS Engineering, Inc.	Civil Engineer	H	SBE1	1.0%
Laura Llerena & Associates, Inc.	Landscape Architect	H	SMBE	1.0%
TOTAL PARTICIPATION (M-DCPS Mandatory SMBE Goal 15%)				22%

Legend: H - Hispanic-American
 SBE1 - Small Business Enterprise - Tier 1
 SMBE - Small/Micro Business Enterprise

Construction Budget: \$1,965,461 (GOB-funded)

Project Schedule:

LIVS has agreed to the following document submittal schedule:

- Final Scope Definition Program: July 15, 2015
 - Phase I - Schematic Design: August 28, 2015
 - Phase - II/III Construction Documents 50% complete: October 26, 2015
 - Phase - II/III Construction Documents 100% complete: December 15, 2015
- Note: The Phase submittal due dates described above are predicated on M-DCPS' approval of the Final Scope Definition Program by August 6, 2015.

Project construction milestone dates are as follows:

- Board Award - GMP: May 2016
- Construction - Substantial Completion by: June 2017
- Final Completion/Occupancy by: August 2017

Terms & Conditions

A. Basic Services Fees:

AAI has agreed to a lump sum fee for Basic Services of \$149,000, which represents approximately 7.58% of the Construction Budget of \$1,965,461. This Basic Services 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 fees. Basic Services fees shall be paid based on completion of the following listed phases:

BASIC SERVICES - PHASE DESCRIPTION	% OF FEE	FEE
Phase I - Schematic Design (complete/accepted by M-DCPS)	10%	\$ 14,900
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25%	\$ 37,250
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	30%	\$ 44,700
Phase IV - Bid/Award	2%	\$ 2,980
Phase V - (A) Construction Administration	28%	\$ 41,720
Phase V - (B) Punch List/ Closeout	4%	\$ 5,960
Phase VI - Warranty	1%	\$ 1,490
TOTAL BASIC SERVICES FEE:	100%	\$149,000

B. Supporting Services Fees:

- 1) Final Scope Definition Program, approved by M-DCPS
Lump Sum Fee: \$10,540

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

- | | |
|---|-----------------|
| 2) Additional Site Visits: A maximum of 40 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed: | \$ 9,000 |
| 3) Test & Balance Services, Not-to-Exceed:
(at cost x 1.06) | \$ 8,000 |
| 4) Project Specific Survey, Not-to-Exceed:
(at cost x 1.06) | <u>\$ 4,982</u> |

Total Supporting Services Fees, Not-to-Exceed: \$ 32,522

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 Sub-consultants' Principals, for Board-authorized additional services;
- The standard multiplier for hourly compensation is limited to 2.21 for any Additional Services approved by the Board;
- The A/E shall maintain no less than a \$1 million professional liability insurance policy with a maximum deductible of \$50,000; Workers Compensation/Employers Liability Insurance; and Comprehensive Auto Liability Insurance; all as specified in the Agreement;
- 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;
- Mandatory SMBE Utilization Goal for Sub-Consultants is **15%**. The A/E is required to submit a monthly SMBE utilization report to the Office of Economic Opportunity documenting compliance with the 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

David Jaccarino, Director, Florida Memorial University, Facilities Mgmt. & Plant Operations	Office of the Superintendent
Thomas Spaulding, District 1 Representative ABC Committee Member	Community Representative
Brian A. Williams, Economic Development Officer	Office of Economic Opportunity
Francis Hoar, Administrative Director	Office of School Facilities
Armando Ubals, Executive Director	Office of School Facilities
Ana Maria Arias, Planner	Office of School Facilities

Octavio D. Suarez, M-DCPS A/E Selection & Negotiations, acted as the Facilitator (non-voting) for the interviews and as A/E Contract Negotiator. A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation.

Project Funding - GOB

Fund: 351000; Object: 568000; Location: 1233100; Program: 23150000; Function: 740000

Prior Commissioning

The Board has commissioned AAI 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: 4/17/2013

Principal

The Principal/Owner designated to be directly responsible to the Board for Alleguez Architecture, Inc., is Ana Alleguez. The firm is located at 901 Ponce De Leon Boulevard, Suite 202, Coral Gables, Florida 33134.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Ana Alleguez Architecture, Inc., as Architect/Engineer of Record for General Obligation Bond (GOB) funded Renovations project at Charles R. Hadley Elementary School, located at 8400 NW 7 Street, Miami, Florida 33126, Project No. 01432900, as follows:

- 1) a lump sum fee of \$149,000 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:ods