

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

- SUBJECT:**
- 1) **COMMISSIONING OF LAURA M. PEREZ & ASSOCIATES, INC., AS THE ARCHITECT/ ENGINEER OF RECORD FOR GENERAL OBLIGATION BOND (GOB)-FUNDED PARTIAL REPLACEMENT & RENOVATION PROJECT AT CUTLER BAY ACADEMY FOR ADVANCED STUDIES, CUTLER RIDGE CAMPUS, LOCATED AT 19400 GULFSTREAM ROAD, CUTLER BAY, FLORIDA 33157, PROJECT NO. 01339200;**
 - 2) **AUTHORIZATION TO REPLACE SRS ENGINEERING, INC., AS STRUCTURAL ENGINEERING SUB-CONSULTANT WITH M. HAJJAR & ASSOCIATES, INC., IN THE AGREEMENT WITH LAURA M. PEREZ & ASSOCIATES, INC., FOR CUTLER BAY ACADEMY FOR ADVANCED STUDIES, CUTLER RIDGE CAMPUS LOCATED AT 19400 GULFSTREAM ROAD, CUTLER BAY, FLORIDA 33157, PROJECT NO. 01339200**

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Introduction

On November 19, 2014, the Board commissioned the firm of Laura M. Perez & Associates, Inc., (LMP) to provide Part I - Program and Master Plan Services for the GOB-funded Partial Replacement & Renovation project at Cutler Bay Academy for Advanced Studies, Cutler Ridge Campus. The completed Program & Master Plan has been reviewed and accepted by staff. Negotiations with the firm for Part II – A/E of Record for Professional Services, were successfully concluded and LMP has agreed to provide full A/E design and construction administration services, as detailed below.

In addition, LPM has been notified by SRS Engineering, Inc. that, due to a family emergency, the firm's Registered Structural Engineer will no longer be able to provide Structural Engineering services. SRS Engineering, Inc. will continue to provide all required Civil Engineering services. Pursuant to Paragraph 3.5 of the Agreement, LMP is requesting authorization to replace SRS Engineering, Inc., as their Structural

Engineering Sub-consultant with M. Hajjar & Associates, Inc., (MHA). MHA is certified with M-DCPS as a SBE firm.

Staff has reviewed the documentation submitted by LMP and recommends that the request be approved. Should the Board approve this request, the A/E Agreement for Professional Services with LMP (the "Agreement") will reflect the change to the Sub-Consultant listed in sub-paragraph 3.8.4. There is no cost associated with this change. All other terms and conditions of the Agreement remain unchanged.

Project Scope

The project consists of partial demolition, miscellaneous renovations and remodeling and new construction which will result in a net total of 1,113 permanent student stations with the new construction providing 368 student stations, a new Administration suite and ESE classrooms. The Administration and Media portion of existing Building 1 and Building 4 will be remodeled to provide 143 student stations, and Buildings 5 and 6 combined with the Auditorium/Music Lab portion of Building 1 will provide the remaining 602 Student Stations.

Full A/E Services shall include but are not limited to:

- Addition of security alarm system;
- Complete HVAC replacement, renovation of group toilets, window replacement, electrical panel board replacement, and elevator in Building 1;
- Renovation of locker rooms, group toilet rooms and shower rooms, domestic water piping replacement, electrical panel board replacement, and selective lighting replacement in Buildings 2 and 3;
- Redesign of parking and drop-off area; and
- Selective exterior paint.

The following Deductive Alternates will be incorporated into the Construction Documents:

- Deductive Alternate #1- Remodeling of the Locker Room portion in Building #1 to accommodate Two (2) Classrooms.
- Deductive Alternate #2- P. E. Shelter.

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

In accordance with M-DCPS's Construction Delivery Method Matrix, the project will be competitively bid. However, the Board reserves the right to change to an alternate delivery method 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 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>LMP is an M-DCPS certified Hispanic-American, and SMBE firm</u> SUB-CONSULTANT FIRM NAME	DISCIPLINE / ROLE	M/WBE CERTIFICATION CATEGORY	SMBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
Fraga Engineers, LLC	Electrical Engineer	HA	SBE2	12.5%
Fraga Engineers, LLC	Mechanical Engineer	HA	SBE2	12.5%
M. Hajjar & Associates, Inc.	Structural Engineer	-	SBE1	10.0%
SRS Engineering, Inc.	Civil Engineer	HA	SBE1	5.0%
KW Consulting (See Note)	Cost Estimating	AA (See Note)	-	2.0%
TOTAL PARTICIPATION (M-DCPS Mandatory SMBE Goal 25%)				42.0%

Note: KW Consulting has applied for M/WBE certification with the District

- Legend:
- HA - Hispanic-American
 - AA - African-American
 - SBE1 - Small Business Enterprise – Tier 1
 - SBE2 - Small Business Enterprise – Tier 2
 - SMBE - Small/Micro Business Enterprise

Construction Budget: \$8,145,246 (GOB-funded)

Project Schedule:

LMP has agreed to the following document submittal schedule:

- Phase I - Schematic Design: August 31, 2015
- Phase - II/III Construction Documents 50% complete: November 10, 2015
- Phase - II/III Construction Documents 100% complete: January 29, 2015

Project construction milestone dates are as follows:

- Board Award – Bid Award: June 2016
- Construction - Substantial Completion by: November 2017
- Final Completion/Occupancy by: January 2018

Terms & Conditions

A. Basic Services Fees:

LMP has agreed to a lump sum fee for Basic Services of \$622,500 which represents approximately 7.64% of the Construction Budget of \$8,145,246. This Basic Services fee includes all required services, consultants, demolition plans 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%	\$ 62,250
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	26%	\$ 161,850
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	29%	\$ 180,525
Phase IV - Bid/Award	3%	\$ 18,675
Phase V - (A) Construction Administration	28%	\$ 174,300
Phase V - (B) Punch List/ Closeout	3%	\$ 18,675
Phase VI - Warranty	1%	\$ 6,225
TOTAL BASIC SERVICES FEE:	100%	\$622,500

B. Supporting Services Fees:

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

- 1) Additional Site Visits: A maximum of 150 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed: \$ 33,750
- 2) Project Specific Survey, Not-to-Exceed (at cost x 1.06): \$ 7,200
- 3) Threshold Inspections: A maximum of 150 inspections at a flat fee of \$225/site visit, Not-to-Exceed \$ 33,750
- 4) Deductive Alternate #1 Not-to-Exceed: \$ 31,500
- 5) Deductive Alternate #2 Not-to-Exceed: \$ 11,000

Total Supporting Services Fees, Not-to-Exceed: \$ 117,200

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 provisional multiplier for hourly compensation is limited to 1.53 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; Commercial General Liability Insurance; Automobile Liability Insurance; Workers' Compensation/Employers' 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 **25%**. 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.

Project Funding - GOB

Fund: 351000; Object: 568000; Location: 1611100; Program: 24330000; Function: 740000

Prior Commissioning

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

- Architect/Engineer of Record for GOB-funded Renovations at Henry H. Filer Middle School, Project No. 01433700
A/E Services
Date of Commission: 7/15/15
- Architect/Engineer of Record for GOB-funded Program and Master Plan of Partial Replacement & Renovations at Cutler Bay Academy for Advanced Studies, Cutler Ridge Campus, Project No. 01339200
A/E Services

Date of Commission: 11/19/14

- Architect/Engineer of Record for GOB-funded Renovations at Kinloch Park Middle School, Project No. 01338900

A/E Services

Date of Commission: 10/7/14

- Architectural/Engineering Projects Consultant for Miscellaneous Projects up to \$2M each for a four-year term

A/EPC Services

Date of Commission: 9/5/12

Principal

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

RECOMMENDED:

That The School Board of Miami-Dade County, Florida:

- 1) commission Laura M. Perez & Associates, Inc., as Architect/Engineer of Record for 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 33157, Project No. 01339200, as follows:
 - a) a lump sum fee of \$622,500 for A/E Basic Services;
 - b) Supporting services and fees, project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.
- 2) authorize the replacement of SRS Engineering, Inc., as the Structural Engineering Sub-Consultant with M. Hajjar & Associates, Inc., in the Agreement with Laura M. Perez & Associates, Inc., for the Partial Replacement & Renovations Project at Cutler Bay Academy For Advanced Studies, Cutler Ridge Campus, located at 19400 Gulfstream Road, Cutler Bay, Florida 33157, Project No. 01339200.

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