

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-FUNDED RENOVATIONS AT
LAKEVIEW ELEMENTARY SCHOOL, LOCATED AT 1290
N.W. 115 STREET, MIAMI, FLORIDA 33167, PROJECT
NO. 01434500**

COMMITTEE: FACILITIES AND CONSTRUCTION

**LINK TO STRATEGIC
BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

Introduction

In May 2015, a solicitation (Request for Qualifications #123) was published to competitively select an Architect/Engineer (A/E) of Record for each of the following seven General Obligation Bond (GOB) funded projects:

- Renovations at Lakeview Elementary School - Project No. 01434500
- Renovations at Arcola Lake Elementary School - Project No. 01432500
- Renovations at Parkview Elementary School - Project No. 01435200
- Renovations at Springview Elementary School - Project No. 01435400
- Renovations & Buildings 03, 05, 06 & 10 Replacement at Scott Lake Elementary School - Project No. 01424300
- Renovations at Kenwood K-8 Center - Project No. 01434400
- Renovations at Toussaint L'Ouverture Elementary School - Project No. 01435500

Seventeen firms responded to the solicitation. Three firms were not evaluated due to incomplete submittals; fourteen firms were evaluated, and ten firms were short-listed to interview for the projects. One firm, SR Architects, P.A., withdrew from the interviews. On July 28, 2015, the nine remaining short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Alleguez Architecture, Inc. (a)(b)
2	M.C. Harry & Associates, Inc.
3	KVH Architects, P.A. (a)(c)
4	Laura M. Perez & Associates, Inc. (a)(c)
5	Rodriguez Architects, Inc. (a)(c)
6	Nyarko Architectural Group, Inc. (a)(c)
7	LIVS Associates (a)(b)
8	Jorge Gutierrez Architect, L.L.C. (a)(c)
9	SBLM Architects, P.C.

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- Notes:
- (a) Prime firm holds a current M-DCPS Minority/Women Business Enterprise (M/WBE) Certificate
 - (b) Prime firm holds a current Small Business Enterprise (SBE) Certificate
 - (c) Prime firm holds a current M-DCPS Small & Micro Business Enterprise (SMBE) Certificate

This solicitation includes a mandatory SMBE Sub-Consultant Utilization Goal of 15% for 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 highest-valued project; the second-ranked firm for the second-valued project; and so on.

Alleguez Architecture, Inc. (AAI), was ranked #1, and therefore selected to negotiate for the highest-valued, GOB-funded Renovations project at Lakeview Elementary School. The second, third, fourth, fifth, sixth and seventh-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with AAI were successfully concluded and the firm 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 work consists of campus-wide, miscellaneous renovations including, but not limited to:

- Site related improvements, including playground replacement, asphalt paving replacement & restriping, additional covered walkways and replacement of damaged walks;
- New bus drop-off with all related drives, walks and covered walkways;
- HVAC system-wide replacement including controls, new A/C installation in kitchen, replacement of kitchen exhaust, and new independent A/C to Computer Room;
- Group restroom renovations including replacement of plumbing fixtures and finishes, repair/replacement of sanitary sewer & domestic water piping, and replacement of damaged water coolers;
- Surveillance cameras as needed;
- Replacement of damaged exterior metal doors;
- Selective roofing replacement (Buildings 02, 03 and 04);
- Electrical upgrades and other selective interior renovations; and
- Selective exterior paint.

The project will require full A/E services, including assessment and scope validation, and may 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 M-DCPS's Construction Delivery Method Matrix, the Construction Management at-Risk (CMR) delivery method has been selected for this project. However, the Board reserves the right to utilize an alternate delivery method, if 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 each sub-consultant and verified the existence of a Memorandum of Understanding outlining roles and responsibilities, as follows:

PRIME FIRM <u>AAI is a M-DCPS certified Hispanic-American and SBE Tier 1 firm</u> SUB-CONSULTANT FIRM NAME	DISCIPLINE / ROLE	M/WBE CERTIFICATION CATEGORY	SMBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
SDM Consulting Engineers, Inc.	Electrical Engineer	Hispanic-American	Small Business Enterprise Tier 2	7.5%
SDM Consulting Engineers, Inc.	Mechanical Engineer	Hispanic-American	Small Business Enterprise Tier 2	7.5%
Botas Engineering, Inc.	Structural Engineer	Hispanic-American	Micro Business Enterprise	5.0%
TOTAL PARTICIPATION (M-DCPS Mandatory SMBE Goal 15%)				20.0%

Construction Budget: \$2,661,613 (GOB-funded)

Project Schedule:

AAI has agreed to the following document submittal schedule:

- Final Scope Definition Program: December 10, 2015
(including Traffic Study due by November 13, 2015)
- Phase I - Schematic Design: February 16, 2016
- Phase - II/III Construction Documents 50% complete: April 1, 2016
- Phase - II/III Construction Documents 100% complete: May 20, 2016

Note: The Phase submittal due dates described above are predicated on M-DCPS approval of the Final Scope Definition Program by January 14, 2016.

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price: October 2016
- Construction - Substantial Completion by: May 2018
- Final Completion / Occupancy by: July 2018

Terms & Conditions

1. Basic Services Fees:

AAI has agreed to a lump sum fee for Basic Services of \$201,283, which represents approximately 7.56% of the Construction Budget of \$2,661,613. 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)	10.0%	\$20,128
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25.0%	\$50,321
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	14.5%	\$29,186
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	14.5%	\$29,186
Phase IV - Bid/Award	2.0%	\$4,026
Phase V - (A) Construction Administration	29.0%	\$58,372
Phase V - (B) Punch List/ Closeout	4.0%	\$8,051
Phase VI - Warranty	1.0%	\$2,013
TOTAL BASIC SERVICES FEE:	100.0%	\$201,283

2. Supporting Services Fees:

- a) Final Scope Definition Program, approved by M-DCPS
Lump Sum Fee: \$11,790

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

- b) Additional Site Visits: A maximum of 75 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed: \$16,875
- c) Test & Balance Services, Not-to-Exceed:
(at cost x 1.06) \$12,000
- d) Project Specific Survey, Not-to-Exceed:
(at cost x 1.06) \$5,000
- e) Traffic Study, Not-to-Exceed:
(at cost x 1.06) \$6,500

Total Supporting Services Fees, Not-to-Exceed: \$52,165

3. 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, for assignment of technical personnel housed in places other than A/E's offices, 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; Workers Compensation/Employers Liability Insurance; Comprehensive General Liability; 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.

Selection Committee

The Selection Committee consisted of the following individuals:

<u>Committee Members</u>	<u>Representing</u>
Thomas Spaulding, District 1 Representative	Superintendent of Schools
Berny Blanco, Director	Office of School Facilities
Dennis Arechavala, Planner	Office of School Facilities
Don Bailey, Senior Project Manager	Office of School Facilities
Denise Mincey-Mills, Compliance Specialist	Office of Economic Opportunity
Meriel Seymore, ABC Member	Community Representative

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Octavio Suarez, 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: 1282100 Program: 20910000 Function: 740000
Fund: 351000 Object: 568000 Location: 1282100 Program: 20910000 Function: 740000

Prior Commissioning

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

- Architect/Engineer of Record at Charles R. Hadley Elementary and PLC-A GOB-funded Renovations - Project No. 01432900
A/E Services Commissioned: June 17, 2015
- Architectural/Engineering Projects Consultant for Miscellaneous Projects up to \$2M each for a four-year term
A/EPC Services Commissioned: April 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 Alleguez Architecture, Inc., as Architect/Engineer of Record for General Obligation Bond-funded Renovations at Lakeview Elementary School, located at 1290 N.W. 115 Street, Miami, Florida 33167, Project No. 01434500, as follows:

- 1) a lump sum fee of \$201,283 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:OS:sgk