

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

**SUBJECT: COMMISSIONING OF RODRIGUEZ ARCHITECTS, INC., AS ARCHITECT/ENGINEER OF RECORD FOR GENERAL OBLIGATION BOND-FUNDED RENOVATIONS AND BUILDINGS 03, 05, 06 & 10 REPLACEMENT AT SCOTT LAKE ELEMENTARY SCHOOL, LOCATED AT 1160 N.W. 175 STREET, MIAMI GARDENS, FLORIDA 33169, PROJECT NO. 01424300**

**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)

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<u>Rank</u>	<u>Firm</u>
7	LIVS Associates <sup>(a)(b)</sup>
8	Jorge Gutierrez Architect, L.L.C. <sup>(a)(c)</sup>
9	SBLM Architects, P.C.

- 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.

Rodriguez Architects, Inc. (RAI), was ranked #5, and therefore selected to negotiate for the fifth highest-valued, GOB-funded Renovations project at Scott Lake Elementary School. The first, second, third, fourth, sixth and seventh-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with RAI 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 and replacements including, but not limited to:

- Site-related improvements including, site drainage corrections and re-grading, and installation of new impact-resistant surface at playground;
- Portable removal and site restoration;
- Demolition of Bldgs. #03, 05, 06, and 10 and replacement with new of Bldgs. #03 (Classroom) and #10 (PE Shelter), and partial replacement of Bldg. #05 (student restrooms, male and female) and Bldg. #06 (connecting covered walkway);
- HVAC system-wide replacement including controls, independent A/C to computer room, and A/C in kitchen;
- Window replacement;
- Group restroom renovations including replacement of fixtures and finishes, replacement of classroom lavatories, and sanitary sewer and domestic water piping repairs or replacement;
- 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:

<b>PRIME FIRM</b> <u>RAI is a M-DCPS certified Hispanic-American and MBE firm</u>  <b>SUB-CONSULTANT FIRM NAME</b>	<b>DISCIPLINE / ROLE</b>	<b>M/WBE CERTIFICATION CATEGORY</b>	<b>SMBE CERTIFICATION CATEGORY</b>	<b>GOAL (%) COMMITMENT</b>
Louis J. Aguirre & Associates, P.A.	Electrical Engineer	Hispanic-American	Small Business Enterprise Tier 2	10%
Louis J. Aguirre & Associates, P.A.	Mechanical Engineer	Hispanic-American	Small Business Enterprise Tier 2	10%
Brill Rodriguez Salas & Associates, Inc.	Structural Engineer	Hispanic-American	Micro Business Enterprise	5%
Avino & Associates, Inc.	Civil Engineer	Hispanic-American	Micro Business Enterprise	5%
Cooper Construction Management & Consulting, Inc. (*)	Cost Estimating	African-American	Micro Business Enterprise	2%
<b>TOTAL PARTICIPATION (M-DCPS Mandatory SMBE Goal 15%)</b>				<b>32%</b>

Note: (\*) In addition to the sub-consultants submitted with their RFQ Response, and subsequent to negotiations, RAI has added a sub-consultant, thereby increasing their SMBE goal percentage commitment from 30% to 32%.

Construction Budget: \$2,221,681 (GOB-funded)

Project Schedule:

RAI has agreed to the following document submittal schedule:

- Final Scope Definition Program: November 12, 2015
- Phase I - Schematic Design: January 11, 2016
- Phase - II/III Construction Documents 50% complete: February 19, 2016
- Phase - II/III Construction Documents 100% complete: April 11, 2016

Note: The Phase submittal due dates described above are predicated on M-DCPS' approval of the Final Scope Definition Program by December 7, 2015.

Project construction milestone dates are as follows:

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

Terms & Conditions

1. Basic Services Fees:

RAI has agreed to a lump sum fee for Basic Services of \$170,950, which represents approximately 7.69% of the Construction Budget of \$2,221,681. 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%	\$17,095
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	29.0%	\$49,575
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	12.5%	\$21,369
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	12.5%	\$21,369
Phase IV - Bid/Award	2.0%	\$3,419
Phase V - (A) Construction Administration	29.0%	\$49,575

Phase V - (B) Punch List/ Closeout	4.0%	\$6,838
Phase VI - Warranty	1.0%	\$1,710
<b>TOTAL BASIC SERVICES FEE:</b>	<b>100.0%</b>	<b>\$170,950</b>

2. Supporting Services Fees:

- a) Final Scope Definition Program, approved by M-DCPS  
Lump Sum Fee: \$14,000

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

- b) Additional Site Visits: A maximum of 80 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed: \$18,000
- c) Test & Balance Services, Not-to-Exceed:  
(at cost x 1.06) \$10,000
- d) Project Specific Survey, Not-to-Exceed:  
(at cost x 1.06) \$8,500

Total Supporting Services Fees, Not-to-Exceed: \$50,500

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, 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: 1488100 Program: 22800000 Function: 740000

Fund: 351000 Object: 568000 Location: 1488100 Program: 22800000 Function: 740000

#### Prior Commissioning

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

- Architect/Engineer of Record (Sheltered Market Small/Micro Business Enterprise) at Mae M. Walters Elementary School  
GOB-funded Renovations - Project No. 01434700  
A/E Services Commissioned: September 9, 2015
- Architect/Engineer of Record (Sheltered Market Small/Micro Business Enterprise) at Jack D. Gordon Elementary School and Off-Site PLCs  
GOB-funded Renovations - Project No. 01433900  
A/E Services Commissioned: June 17, 2015
- Architect/Engineer of Record at Norland Elementary School  
GOB-funded Renovations & PE Shelter Replacement - Project No. 01439500  
A/E Services Commissioned: June 17, 2015
- Architect/Engineer of Record at West Homestead Elementary School  
GOB-funded K-8 Conversion, Addition, Remodeling & Renovations - Project No. 01336300  
A/E Services Commissioned: December 10, 2014

- Architect/Engineer of Record at Miami Southridge Senior High School  
 GOB-funded Renovations - Project No. 01338200  
 A/E Services Commissioned: July 16, 2014
- Architectural/Engineering Projects Consultant for Miscellaneous Projects up to \$2M each for a four-year term  
 A/EPC Services Commissioned: December 5, 2012

Principal

The Principal / Owner designated to be directly responsible to the Board for Rodriguez Architects, Inc. is Lourdes Rodriguez. The firm is located at 2121 Ponce de Leon Boulevard, Coral Gables Florida 33134.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission Rodriguez Architects, Inc., as Architect/Engineer of Record for General Obligation Bond-funded Renovations and Buildings 03, 05, 06 & 10 Replacement at Scott Lake Elementary School, located at 1160 N.W. 175 Street, Miami, Florida 33169, Project No. 01424300, as follows:

- 1) a lump sum fee of \$170,950 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