

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

SUBJECT: COMMISSIONING OF M.C. HARRY AND ASSOCIATES, INC., AS ARCHITECT/ENGINEER (A/E) OF RECORD FOR GENERAL OBLIGATION BOND (GOB) FUNDED RENOVATIONS AT HIALEAH-MIAMI LAKES SENIOR HIGH SCHOOL, LOCATED AT 7977 WEST 12 AVENUE, HIALEAH, FLORIDA, 33014, PROJECT NO. 01326600

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction

In October 2015, Request for Qualifications (RFQ) #128 was published to competitively select an Architect/Engineer (A/E) of Record for each of the following General Obligation Bond (GOB) funded projects under the Procedures for the Selection of Architects and Engineers (Pilot Program Revision dated September 3, 2015):

- Renovations at Hialeah-Miami Lakes Senior High School - Project No. 01326600
- Renovations at Miami Springs Middle School - Project No. 01434900
- Renovations and Physical Education (PE) Shelter Replacement at Gratigny Elementary School - Project No. 01433600

A fourth project advertised in RFQ #128 (Classroom Building 09 Replacement and Renovations at Biscayne Gardens Elementary School – Project No. 01432800) was removed from this solicitation to be re-advertised at a later date.

Sixteen firms responded to the solicitation. Four firms were not evaluated due to incomplete submittals; twelve firms were evaluated, and 6 firms were short-listed to interview for the projects. On January 28, 2016, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	M.C. Harry & Associates, Inc.
2	Jorge Gutierrez Architect, L.L.C. (a)(b)
3	KVH Architects, P.A. (a)(b)
4	Laura M. Perez & Associates, Inc. (a)(b)
5	Rodriguez Architects, Inc. (a)(b)
6	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 (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 the third-ranked firm for the third-value project.

M.C. Harry & Associates, Inc. (MCH), was ranked #1, and therefore selected to negotiate for the highest-valued, GOB funded Renovations project at Hialeah-Miami Lakes Senior High School. The second and third-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with MCH 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:

- Demolition of 2 portables and site restoration;
- New Parent Drop-off, including all related drives and walks; additional parking; additional covered walkways;
- Resurface and restripe basketball courts;
- Selective replacement of exterior doors;
- Selective replacement of flooring, ceiling tile and grid;
- Selective HVAC system-wide replacement, including Energy Management System and controls (Some components are not in contract (NIC) due to advanced chiller(s) and cooling tower(s) replacement projects);
- Selective replacement of restroom fixtures, restroom partition, refrigerated water coolers and minor plumbing corrections;
- Public Address (PA) system replacement; Electrical upgrades and other selective interior renovations; replace bleachers in Building 02; Repair/replacement of elevator cab and/or controls in Building 01; 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 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 the prime firm and each subconsultant and verified the existence of a Memorandum of Understanding outlining roles and responsibilities, as follows:

PRIME FIRM <u>MCH is not certified by M-DCPS as either M/WBE or SMBE</u> SMBE - SUBCONSULTANT 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%
Building Center No. 3	Const. Administration/ Architectural Support	African-American	Micro Business Enterprise	2.0%
SMBE PARTICIPATION (M-DCPS Mandatory SMBE Goal 15%)				17.0%

NON-SMBE SUBCONSULTANT FIRM NAME	DISCIPLINE / ROLE	M/WBE CERTIFICATION CATEGORY	SMBE CERTIFICATION CATEGORY	%
Bliss & Nyitray Engineering, Inc.	Structural Engineer	-	-	5.0%
Keith & Associates, Inc.	Civil Engineer	Woman	-	2.0%
TOTAL SUBCONSULTANT PARTICIPATION				24.0%

Construction Budget: \$4,124,010 (GOB funded)

Project Schedule:

MCH has agreed to the following document submittal schedule:

- Final Scope Definition Program: April 13, 2016

(Traffic Study, if required, due by May 09, 2016)

- Phase I - Schematic Design: May 27, 2016
- Phase - II/III Construction Documents 50% complete: July 8, 2016
- Phase - II/III Construction Documents 100% complete: August 31, 2016

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price: January 18, 2017
- Construction - Substantial Completion by: August 2018
- Final Completion by: October 2018

Note: The Phase submittal due dates described above are predicated on M-DCPS acceptance of the Final Scope Definition Program by May 4, 2016.

Terms & Conditions

1. Basic Services Fees:

MCH has agreed to a lump sum fee for Basic Services of \$310,350, which represents approximately 7.53% of the Construction Budget of \$4,124,010. 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%	\$31,035
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	27.0%	\$83,794
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	15.0%	\$46,553
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	14.0%	\$43,449
Phase IV - Bid/Award	2.0%	\$6,207
Phase V - (A) Construction Administration	27.0%	\$83,794
Phase V - (B) Punch List/Closeout	4.0%	\$12,414
Phase VI - Warranty	1.0%	\$3,104
TOTAL BASIC SERVICES FEE:	100.0%	\$310,350

2. Supporting Services Fees:

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

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

a) Additional Site Visits: A maximum of 100 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed:	\$22,500
b) Test & Balance Services, Not-to-Exceed (at cost x 1.06):	\$25,000
c) Project Specific Survey, Not-to-Exceed (at cost x 1.06):	\$10,000
d) Traffic Study, Not-to-Exceed (at cost x 1.06):	<u>\$18,000</u>
Total Supporting Services Fees, Not-to-Exceed:	\$89,500

4. 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 Subconsultants' 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:

Committee Members

Jose Solares, FPL Manager (Retired)
 Thomas Spaulding, ABC Committee Member
 Carlos Hevia, Executive Director
 Denise Mincey-Mills, Compliance Specialist
 Julliette Pinder, Project Manager II
 Rodney Williams, Project Manager II

Representing

Superintendent of Schools
 Community Representative
 Office of School Facilities
 Office of Economic Opportunity
 Office of School Facilities
 Office of School Facilities

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Mr. Octavio Suarez, A/E Selection Analyst, 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: 568000 Location: 1713100 Program: 26300000 Function: 740000
Fund: 391000 Object: 568000 Location: 1713100 Program: 26300000 Function: 740000

Prior Commissioning

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

- Architect/Engineer of Record at Arcola Lake Elementary School
GOB funded Renovations - Project No. 01432500
A/E Commissioned: October 14, 2015

- Architect/Engineer of Record at Oak Grove Elementary School
GOB funded Renovations - Project No. 01337300
A/E Commissioned: July 16, 2014

- Architect/Engineer of Record at American Senior High School
GOB funded Renovations - Project No. 01419100
A/E Commissioned: January 14, 2015

Principal

The Principal/Owner designated to be directly responsible to the Board for M.C. Harry & Associates, Inc. is Mr. James W. Piersol. The firm is located at 2780 S.W. Douglas Road, Suite 302, Miami, Florida 33133.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission M.C. Harry & Associates, Inc., as Architect/Engineer of Record for General Obligation Bond funded Renovations at Hialeah-Miami Lakes Senior High School, located at 7977 West 12 Avenue Hialeah, Florida, 33014, Project No. 01326600, as follows:

- 1) a lump sum fee of \$310,350 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.