

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

SUBJECT: COMMISSIONING OF RODRIGUEZ ARCHITECTS, INC., AS ARCHITECT/ENGINEER (A/E) OF RECORD (SHELTERED MARKET – MICRO BUSINESS ENTERPRISE) FOR GENERAL OBLIGATION BOND (GOB) FUNDED PHASE I – CLASSROOM ADDITION, REMODELING & RENOVATIONS AT AIR BASE K-8 CENTER FOR INTERNATIONAL EDUCATION, LOCATED AT 12829 S.W. 272 STREET, MIAMI, FLORIDA 33032, PROJECT NUMBER 01442800

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction

In December 2015, Request for Qualifications (RFQ) #130 was published to competitively select an Architect/Engineer (A/E) of Record, Sheltered Market for Small Business Enterprises (SBE) or Micro Business Enterprises (MBE), 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):

- Air Base K-8 Center for International Education - Phase I - Classroom Addition, Remodeling & Renovations, Project Number 01442800
- Ben Sheppard Elementary School - Classroom Addition & Renovations, Project Number 01423500
- Ethel Koger Beckham Elementary School - Classroom Addition (for K-8 conversion) & Minor Renovations, Project Number 01426100
- Ruth K. Broad/Bay Harbor K-8 Center - Classroom Addition, Project Number 01439400

Nine firms responded to the solicitation. Two firms were not evaluated due to incomplete submittals; seven firms were evaluated, and seven firms were short-listed to interview for the projects. On February 26, 2016, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Rodriguez Architects, Inc. (a)(c)
2	Laura M. Perez & Associates, Inc. (a)(c)
3	Carty Architecture, L.L.C. (a)(c)
4	Gurri Matute, P.A. (a)(b)
5	SR Architects , P.A. (a)(c)

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- 6 Jorge A. Gutierrez Architect, L.L.C. (a)(c)
7 Alleguez Architecture, Inc. (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 SBE Certificate
(c) Prime firm holds a current M-DCPS MBE Certificate

This solicitation includes a mandatory SBE and/or MBE 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; the third-ranked firm for the third-value project and the fourth-ranked firm for the fourth-value project.

Rodriguez Architects, Inc. (RAI), was ranked #1, and therefore selected to negotiate for the highest-valued, GOB funded Phase I – Classroom Addition, Remodeling & Renovations project at Air Base K-8 Center for International Education. The second, third and fourth-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, Phase 1 only, includes, but is not limited to, a new classroom building for approximately 436 new Student Stations with approximately 23,699 Gross Square Feet, new walkways and new covered Dining Shelter (all related to K-8 conversion), as well as campus-wide miscellaneous renovations, as follows:

- Demo Building 15 and restore site;
- Remove one portable and restore site;
- New Bus Drop-off and additional parking (approximately 22 new spaces), with related drives;
- New Kindergarten for Exceptional Student Education (ESE) playground/equipment and 2 new basketball courts;
- Remodeling/Renovations to Building 01, Room 002;
- Fire Alarm and PA systems upgrades;
- Group restroom renovations including replacement of fixtures/finishes; repair/replace domestic water piping;
- Replace 2" Backflow Preventer;
- Selective electrical upgrades; 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

In accordance with M-DCPS' Construction Delivery Method Matrix, the Competitive Bid 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 Small Micro Business Enterprise (SMBE) and M/WBE certification status of the prime firm and each sub-consultant and verified the existence of a Memorandum of Understanding outlining roles and responsibilities, as follows:

PRIME FIRM <u>RAI is a M-DCPS certified</u> <u>Hispanic American and MBE firm</u>	DISCIPLINE / ROLE	M/WBE CERTIFICATION CATEGORY	SMBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
SUBCONSULTANT FIRM NAME				
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	Small Business Enterprise Tier 1	8%
Cooper Construction Management & Consulting, Inc.	Const. Administration/ Architectural Support	African-American	Micro Business Enterprise	2.0%
SMBE PARTICIPATION (M-DCPS Mandatory SMBE Goal 15%)				30.0%

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NON-SMBE SUBCONSULTANT FIRM NAME	DISCIPLINE / ROLE	M/WBE CERTIFICATION CATEGORY	SMBE CERTIFICATION CATEGORY	%
Keith & Associates, Inc.	Civil Engineer	Woman	-	8.0%
TOTAL SUBCONSULTANT PARTICIPATION				38.0%

Construction Budget: \$5,100,189 (GOB funded)

Project Schedule:

RAI has agreed to the following document submittal schedule:

- Final Scope Definition Program: May 18, 2016
(Traffic Study, if required, due by May 18, 2016)
- Phase I - Schematic Design: July 12, 2016
- Phase - II/III Construction Documents 50% complete: September 8, 2016
- Phase - II/III Construction Documents 100% complete: November 8, 2016

Project construction milestone dates are as follows:

- Board Award: April 2017
- Construction - Substantial Completion by: May 2018
- Final Completion by: July 2018

Note: The Phase submittal due dates described above are predicated on M-DCPS acceptance of the Final Scope Definition Program by June 8, 2016.

Terms & Conditions

1. Basic Services Fees:

RAI has agreed to a lump sum fee for Basic Services of \$395,250 which represents approximately 7.75% of the Construction Budget of \$5,100,189. This Basic Services fee includes all required services, consultants, alternates and phasing of construction documents in order to comply with the project schedule and construction budget, 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%	\$39,525
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25.0%	\$98,813
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	14.5%	\$57,311
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	14.5%	\$57,311
Phase IV - Bid/Award	2.0%	\$7,905
Phase V - (A) Construction Administration	29.0%	\$114,623
Phase V - (B) Punch List/Closeout	4.0%	\$15,810
Phase VI - Warranty	1.0%	\$3,952
TOTAL BASIC SERVICES FEE:	100.0%	\$395,250

2. Supporting Services Fees:
 - a) Final Scope Definition Program, approved by M-DCPS
Lump Sum Fee: \$15,000

3. The following services require prior written authorization by the Board's designee:
 - a) Additional Site Visits: A maximum of 150 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed: \$33,750
 - b) Test & Balance Services, Not-to-Exceed (at cost x 1.06): \$10,000
 - c) Project Specific Survey, Not-to-Exceed (at cost x 1.06): \$7,500
 - d) Traffic Study, Not-to-Exceed (at cost x 1.06): \$10,000

Total Supporting Services Fees, Not-to-Exceed: \$76,250

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 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 \$25,000; 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

Michael Krtausch, Executive Director
Thomas Spaulding, ABC Committee Member
Michelle Hicks-Levy, Executive Director
Marilyn Capon, Project Manager II
Julliette Pinder, Project Manager II
Hilda Jimenez, Planner, Advance Planning

Representing

Superintendent of Schools
Community Representative
Office of Economic Opportunity
Office of School Facilities
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. Carolina Velez, 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: 563000 Location: 1004100 Program: 18180000 Function: 740000
Fund: 301000 Object: 563000 Location: 1004100 Program: 18180000 Function: 740000
Fund: 301000 Object: 568000 Location: 1004100 Program: 18180000 Function: 740000

Prior Commissioning

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

- A/E of Record for GOB-funded Renovations and Building 03, 05, 06 & 10 Replacement Project at Scott Lake Elementary School, Project Number 01424300
Date of Commission: 10/14/15
- A/E of Record for GOB-funded Renovations Project at Mae M. Walters Elementary School, Project Number 01434700 (Sheltered Market - SMBE)
Date of Commission: 9/9/15
- A/E of Record for GOB-funded Renovations Project at Jack D. Gordon Elementary School, Project Number 01433900 (Sheltered Market - SMBE)
Date of Commission: 6/17/15
- A/E of Record for GOB-funded Renovations & PE Shelter Replacement Project at Norland Elementary School, Project Number 01439500
Date of Commission: 6/17/15
- A/E of Record for GOB-funded K-8 Conversion Addition, Remodeling & Renovations Project at West Homestead Elementary School, Project Number 01336300
Date of Commission: 12/10/14
- A/E of Record for GOB-funded Renovation Project at Miami Southridge Senior High School, Project Number 01338200
Date of Commission: 7/16/14

- Architectural/Engineering Projects Consultant (A/EPC) for Miscellaneous Projects up to \$2M each for a four-year term
Date of Commission: 12/05/12

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, Suite 1010, Coral Gables, Florida 33134.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Rodriguez Architects, Inc., as Architect/Engineer (A/E) of Record (Sheltered Market – Micro Business Enterprise) for General Obligation Bond (GOB) Funded Phase I – Classroom Addition, Remodeling & Renovations at Air Base K-8 Center for International Education, Located at 12829 S.W. 272 Street, Miami, Florida 33032, Project Number 01442800, as follows:

- 1) a lump sum fee of \$395,250 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:CV:cv